



## PLANNING COMMISSION MEETING

Monday, June 01, 2026, at 7:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

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### COMMISSIONERS

Chair:

Vice Chair: Ashleigh Kilcup

Commissioners: Simon Hurley, Darrell Lambert, Luke Marusiak, Tanya Lavoy, and VACANT.

*This meeting will be conducted in person at Snoqualmie City Hall and remotely using Zoom.*

**Join by Telephone:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** if prompted.

**Join by Internet:** To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **864 8750 2701**; Enter Password **1900040121**

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### CALL TO ORDER & ROLL CALL

### AGENDA APPROVAL

**PUBLIC COMMENT** - *Public comment will be accepted by in-person attendees. Remote attendees may submit written comments to the staff liaison.*

### MINUTES

1. Approval of the minutes dated May 18, 2026.

### NEW BUSINESS

2. Elect New Chair and Vice Chair.
3. **Presentation:** Conceptual Design of New Site Plan in FBMU Zone by Applicant.

### COUNCIL LIAISON REPORT

### DEPARTMENT REPORT

### ADJOURNMENT



**PLANNING COMMISSION  
MEETING MINUTES  
Monday, May 18, 2026, at 7:00 PM**

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*This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.*

**CALL TO ORDER & ROLL CALL.**

**Planning Commissioners:** Ashleigh Kilcup, Simon Hurley, Vacant, Darrell Lambert, Luke Marusiak, Vacant, and Vacant.

There was not a quorum of Planning Commissioners present, and the May 18<sup>th</sup>, 2026 Planning Commission meeting was cancelled. The next commission meeting is scheduled for June 1<sup>st</sup>, 2026.





## MEMORANDUM

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TO: City of Snoqualmie Planning Commission,

FROM: Community Development Staff

SUBJECT: Purpose of Pre-Application Presentation: **The Si View at Snoqualmie**

DATE: 06/01/2026

Community Development staff will present an overview of the City's design review process within the Form-Based Mixed-Use (FBMU) Zoning District. The purpose of this presentation is to introduce an upcoming development project proposed within the FBMU zoning district.

Pursuant to **RCW 36.70A.630**, local jurisdictions that require a public meeting as part of their formal design review process are strictly limited to a **single public meeting** throughout the entirety of a project's formal permit application review.

Because formal board interactions are now limited once an application is filed, staff and the project proponent are introducing this project tonight *prior* to the submission of a formal land use application. This early introduction is intended to familiarize the DRB with the project's scope and concept layout ahead of the formal review track.

Please note that this informational introduction is not a requirement of the Snoqualmie Municipal Code (SMC); it is an entirely voluntary action taken by the applicant. Because this is a pre-application presentation, **no formal deliberation, voting, or final decision-making will occur on this item during this meeting.**



## The Si View at Snoqualmie

### *Form Based Mixed Use Zoning*



### **Presentation to the Design Review Board (DRB)**

Pursuant to SMC 17.80.020, the DRB shall consist of the members of the planning commission

**June 1, 2026**

**Allison Kirk, Associate Planner  
Community Development Department**



# Agenda



Review the City's Design Review process



Introduce an Upcoming Project within the FBMU zoning district

# Development Review Process



1

## Pre-Application Meeting

*Prerequisite*

Applicant meets with staff to discuss project scope, local design guidelines, and submittal requirements before formal filing

2

## Application Submittal

*Milestone*

Applicant submits formal application for Site Plan Permit with Design Review

3

## Determination of Completeness

*Within 28 Days of Submission*

Staff reviews the application package and issues a formal determination on whether the submittal is complete

4

## Notice of Application

*Within 14 Days of Completeness*

Staff issues a public Notice of Application

5

## Comment Period

*14-30 Days*

Staff receives written comment from the public



## Internal Staff and Technical Review

*Concurrent with Public Comment*

Planning, building, fire, and third-party consultants conduct a detailed internal review of the project plans.

6

## Staff Report and Recommendations

*Pre-Meeting*

Staff drafts a detailed report analyzing compliance with site and building design standards, concluding with a formal recommendation to the Design Review Board (DRB).

7

## Design Review Board (DRB) Meeting

*Public Meeting*

Staff drafts a detailed report analyzing compliance with site and building design standards, concluding with a formal recommendation to the Design Review Board (DRB).

8

## Permit Reconciliation

*Post-Meeting*

Staff completes the final Site Plan Review Permit evaluation, incorporating the DRB's decision and conditions into the final findings of fact.

9

## Notice of Decision

*Final Milestone*

Staff issues the official Notice of Decision to the applicant and the public.

# Design Review Guidelines



- A Relationship of the Structure to the Site**

Buildings must be scaled appropriately to their lots while incorporating seamless street transitions, pedestrian paths, and screened parking to minimize the visual impact of large paved areas.
- B Relationship of the Structure and the Site to Adjoining Area**

Developments should harmoniously blend their visual textures, landscape transitions, and traffic patterns with neighboring properties and public streets to ensure safety, efficiency, and community consistency.
- C Landscape and Site Treatment**

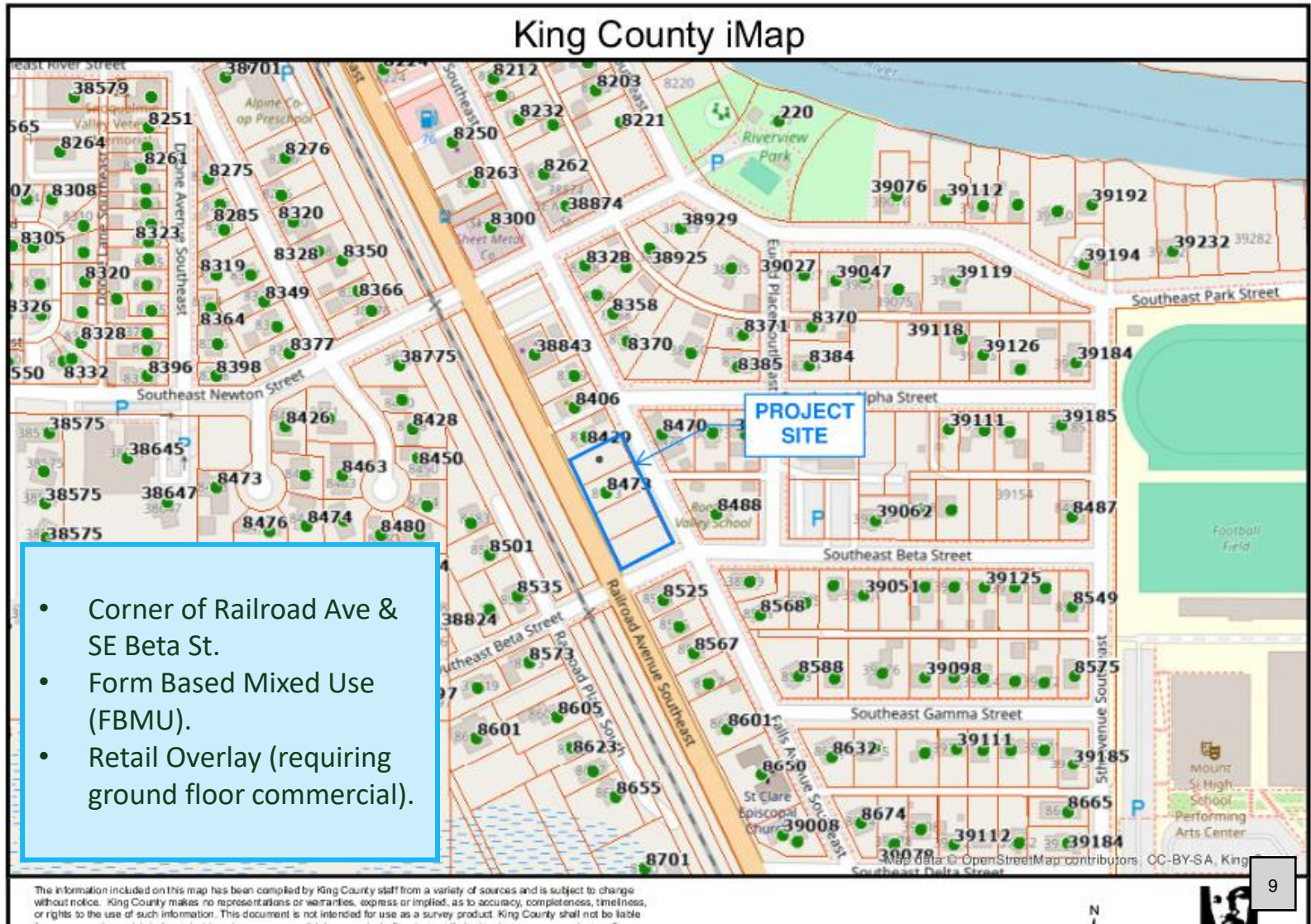
Landscaping and site design should preserve natural topography, utilize safe paving, shield unsightly utilities, and incorporate restrained, well-proportioned lighting to enhance the environment year-round.
- D Building Design**

Architectural designs should prioritize high-quality proportions, coordinated colors, and screened utilities over strict stylistic rules to avoid monotony and remain compatible with neighboring structures.
- E Miscellaneous Structures and Street Furniture.**

All minor structures and street furniture must be designed as an extension of the main architectural concept, matching the site's established materials, scale, colors, and lighting standards.



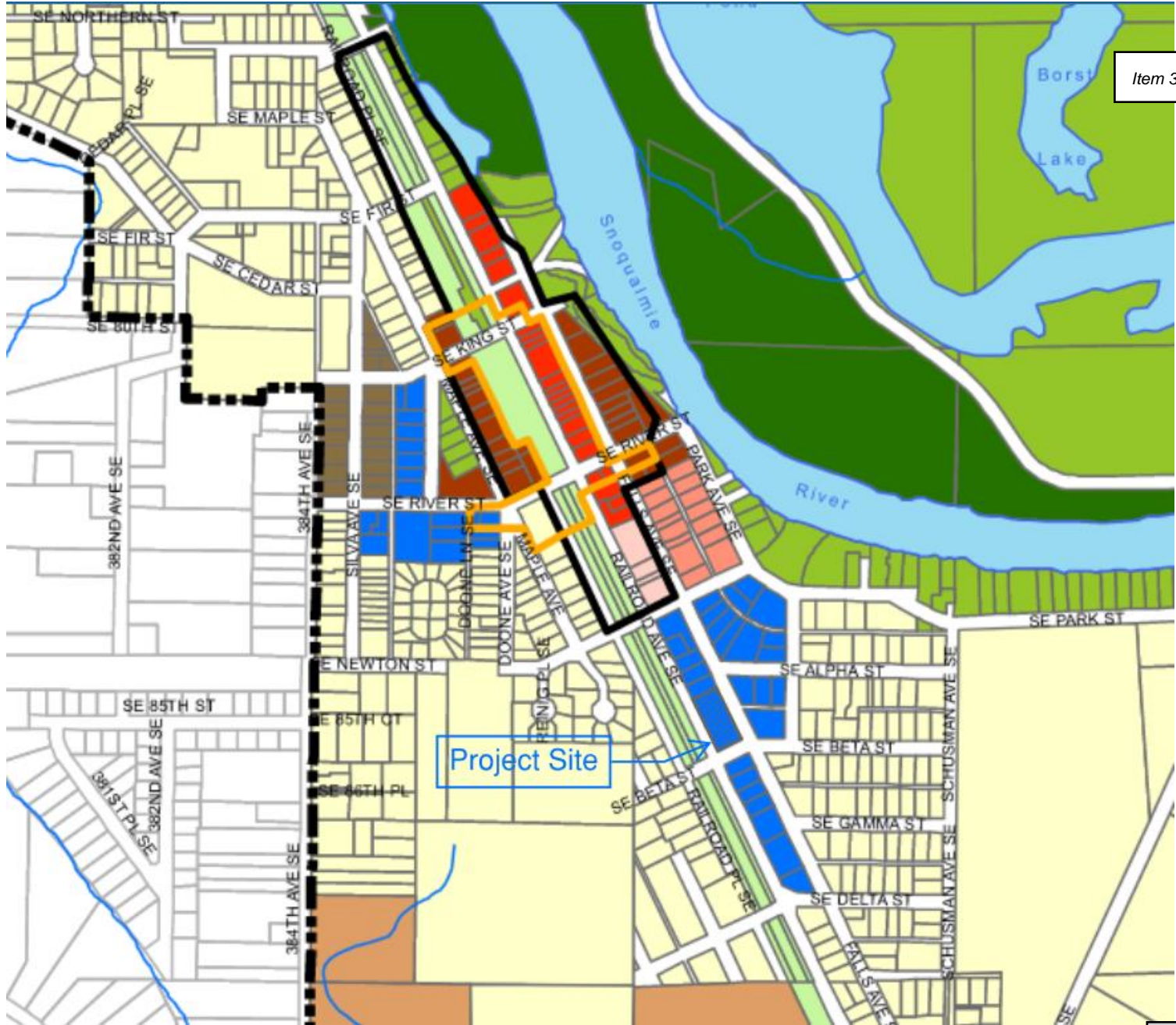
# Project Site



- Corner of Railroad Ave & SE Beta St.
- Form Based Mixed Use (FBMU).
- Retail Overlay (requiring ground floor commercial).

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable





# Block Frontage

	Storefront	Mixed	Landscaped	Other	
Permitted frontages		<p>← storefront -or- landscaped frontages are permitted →</p>		<p>← storefront -or- landscaped frontages are permitted</p>	
Parking location	<ul style="list-style-type: none"> <li>New surface or structured parking along street shall be placed to the side, rear, below or above storefronts</li> </ul> <p>Parking to the side</p>	<p><b>GOOD</b></p> <p>Parking in back</p>	<p><b>ACCEPTABLE</b></p> <p>Parking to the side</p> <p><i>For multi-building developments, no more than 50% of frontage shall be parking or vehicular access areas.</i></p>	<p><b>NO</b></p> <p>Parking in front</p>	<ul style="list-style-type: none"> <li>No parking lot location restrictions</li> </ul>
Other key provisions	<ul style="list-style-type: none"> <li>Min commercial space depth = 20' (new buildings only)</li> <li>No ground floor residential uses except lobbies/entrances for upstairs units</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping to soften façade and screen blank wall surfaces.</li> <li>Provide minimum facade windows/transparency for <b>residential</b> buildings</li> </ul>	<ul style="list-style-type: none"> <li>Provide minimum façade windows/transparency for <b>non-residential</b> uses</li> </ul>		



# Block Frontage

Item 3.



### Block Frontage Designations

- Storefront
- Landscaped
- Mixed
- Other

Form-Based Mixed-Use Zone

- City Limits
- Street Corners
- High Visibility Street Corner







# Building Design

Item 3.

## Mass and Articulation

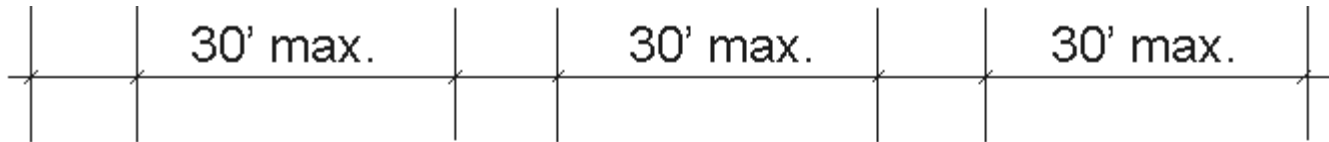
- Window fenestration patterns
- Weather Protection
- Use of vertical columns
- Changes in roofline
- Change in materials or siding
- Vertical elements

## Building Elements

- Display window
- Transom windows
- Rollup doors/windows
- recessed entries
- Decorative doors
- Hanging signs
- Light fixtures
- Artwork

## Building Materials

- Brick and/or stone base
- Primary wood façade
- Limitations for concrete blocks, metal siding, and EIFS systems.
- Blank wall treatments





# Design Departures

Item 3.

The Design Review Board (DRB) is authorized to approve a departure from the FBMU design standards where the proposal meets the intent of the applicable standards and satisfies any specific criteria in the code.

"Departures" are provisions that allow an applicant to propose an alternative means of compliance with a specific standard on a voluntary basis, provided they meet the "intent" of the standard. Departure opportunities are identified by the ↻ symbol. Specific departures often come with additional criteria to aid applicants and the reviewing authority in designing projects and ultimately making decisions on them.



# Thank You

## Questions?

Contact: [akirk@snoqualmiewa.gov](mailto:akirk@snoqualmiewa.gov)

[www.snoqualmiewa.gov](http://www.snoqualmiewa.gov)



Mona Davis  
City of Snoqualmie  
38624 SE River Street  
PO Box 987  
Snoqualmie, WA 98065

Re: The Si View at Snoqualmie  
KC Parcel ID: **7849200635, 7849200640, 7849200645, 7849200650**  
Lots 7, 8, 9, and 10 of Block 12 of Snoqualmie Falls Addition

## PROJECT NARRATIVE

### I. PROJECT BACKGROUND AND SITE DESCRIPTION

The subject property consists of four legally platted lots—Lots 7, 8, 9, and 10 of Block 12 of the Snoqualmie Falls Addition—originally recorded in September of 1890. The lots front Falls Avenue SE, Railroad Avenue SE, and SE Beta Street. The development site contains approximately 28,800 square feet and is zoned Form Based Mixed Use (FBMU). A pre-application meeting with City staff has been completed (PAR2024-0010), and the proposal has been refined in response to feedback received during that process.

### II. DEVELOPMENT OVERVIEW

The Si View at Snoqualmie proposal includes a combination of residential and live/work development organized by street frontage and designed to be consistent with the FBMU framework. The project responds to the character of both Falls Avenue SE and Railroad Avenue SE, activates street frontages, integrates parking into the building form, and preserves long-term flexibility of use.

### III. FALLS AVENUE SE – RESIDENTIAL DUPLEX DEVELOPMENT

Along Falls Avenue SE, the proposal includes four duplex buildings, providing a total of eight residential units. Each unit includes three stories, a two-car garage, approximately 1,484 square feet of living area, three bedrooms, one full bathroom, one three-quarter bathroom, and one-half bathroom. Each unit includes a 112-square-foot deck at the primary living level, and a 324-square-foot rooftop deck oriented toward Mount Si and the surrounding area. The building height for the Falls Ave Units will be 36'-10 9/16" from the base flood elevation.

### IV. RAILROAD AVENUE SE – LIVE/WORK DEVELOPMENT

Along Railroad Avenue SE, the proposal includes three live/work buildings – two duplexes and one triplex – proving a total of seven live/work units across. Each unit includes three stories, a

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#### Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250

#### Eastern Washington Division

110 S Oakes Ave, #250, Cle Elum, WA 98922  
Phone: (509) 674-7433

two-car carport, 426 square feet of ground-level commercial/workspace, and 1,679 square feet of residential living space. Each unit is made up of three bedrooms, one full bathroom, one three-quarter bathroom, and one-half bathroom, as well as an 81-square-foot deck at the primary living level and a 348-square-foot rooftop deck oriented towards downtown Snoqualmie and surrounding mountain views. The building height for the Railroad Ave units will 37' – 9" above base flood elevation.

#### **V. LIVE/WORK USE AND FBMU INTENT**

Live/work units are a permitted and appropriate use within the FBMU zone and provide a practical transition between residential and commercial activity. These units are designed to accommodate office and professional uses that draw visitors and clients to the area by appointment and contribute to pedestrian activity without reliance on large-format retail. Because live/work units are adaptable over time, they offer long-term durability and flexibility, allowing the development to continue supporting Snoqualmie's growth as market conditions evolve while blending housing, employment, and small-scale commerce in a form that respects the City's historic scale and identity.

#### **VI. OPEN SPACE COMPLIANCE AND DESIGN STRATEGY**

The project includes a total of 15 residential units, resulting in a minimum open space requirement of 200 square feet per unit, or 3,000 square feet of open space in total. Consistent with FBMU standards, up to 50 percent of private balconies and rooftop decks may be credited toward the required open space calculation. The project utilizes this allowance by incorporating private decks associated with individual units. The remaining required open space is provided as shared common open space along Railroad Avenue SE, designed to enhance the pedestrian environment, support resident interaction, and reinforce the mixed-use character of the corridor.

#### **VII. PARKING SUPPLY AND BASIS**

Parking for the project is provided through a combination of on-site garages and carports assigned to each unit, together with new and existing on-street parking along the adjacent street frontages. A parking demand study provided by the City of Snoqualmie, along with a City-retained peer review, is included with this application. These analyses evaluate the proposed mix of residential and live/work units using code-based comparable-use methods and standard parking demand practices. Both conclude that live/work units generate lower parking demand than separate commercial and residential uses and that the proposed parking supply is sufficient to serve the development. The project's parking layout and requested reduction are based on these findings and the supporting study materials included in the submittal package.

#### **VIII. GROUND-FLOOR HEIGHT DEPARTURE**

The proposal includes a request for a departure from the 13-foot minimum ground-floor ceiling height requirement for non-residential space, limited to the live/work office components. A separate departure letter is included with this application and addresses the applicable code provisions, intent, and departure criteria.

### **IX. EXISTING SIDEWALK CONDITION – FALLS AVENUE SE**

A sidewalk currently exists along the project frontage on Falls Avenue SE. Based on the site survey, the sidewalk measures approximately five feet in width and appears to have been recently installed as part of prior public improvements. It is our understanding that current City standards may require a six-foot sidewalk along this frontage. If that requirement applies, the applicant would appreciate the opportunity to discuss whether the existing five-foot sidewalk may remain in place.

Because the sidewalk appears to be relatively new and in good condition, removal and reconstruction may not represent the most responsible use of resources. Replacing recently installed concrete solely to increase the width by one foot would generate unnecessary construction waste and disruption while providing only a modest functional difference. That said, if the City determines that widening the sidewalk is necessary to meet current standards, the applicant will comply with the City's direction.

### **X. CONCLUSION**

The Si View at Snoqualmie development respects the site's historic platting, responds appropriately to multiple street frontages, provides high-quality residential units, and introduces flexible live/work space consistent with FBMU intent. The project advances the City's objectives for walkable, mixed-use development while maintaining compatibility with Snoqualmie's scale, character, and long-term planning goals.



# THE SI VIEW AT SNOQUALMIE

Falls Avenue SE, Railroad Avenue SE, SE Beta Street

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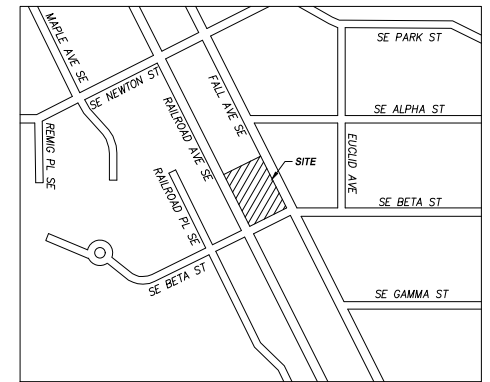
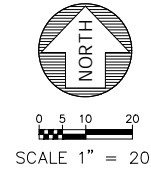
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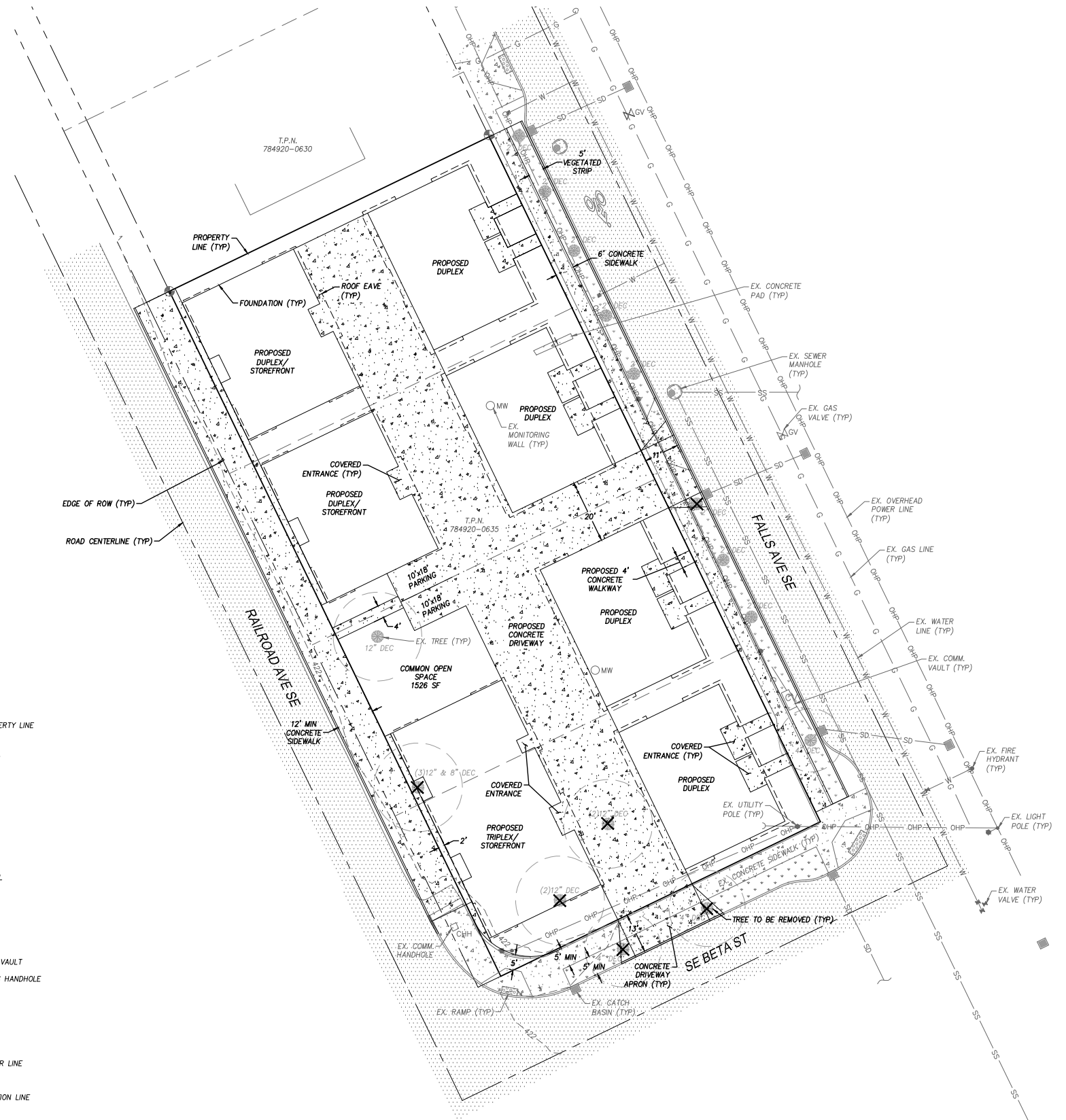
# THE SI VIEW AT SNOQUALMIE

SW 1/4 OF NW 1/4 OF SECTION 32, T. 24 N., R. 08 E., W.M.  
CITY OF SNOQUALMIE, STATE OF WASHINGTON



Item 3.

REVISIONS	DATE	BY	DESCRIPTION



**PROJECT TEAM:**  
**OWNER:** CLIFFORD LOW  
 ZAMA PARTNERS, LLC  
 815 4TH AVE NW  
 ISSAQUAH, WA 98027  
 (206) 293-2233  
**ENGINEER/PLANNER:** ENGINEER, PE / AMY DONLAN  
 ENCOMPASS ENGINEERING & SURVEYING  
 165 N.E. JUNIPER STREET, SUITE 201  
 ISSAQUAH, WA 98027  
 (425) 392-0250  
**SURVEYOR:** MARK A. BORYS, PLS  
 BBA LAND SURVEYING, LLC  
 12014 SE 157TH PL  
 RENTON, WA 98058  
 (206) 406-1257

**SITE DATA:**  
**SITE ADDRESS:** 8473 FALLS AVE SE  
 SNOQUALMIE, WA 98065  
**TAX PARCEL:** 784920-0635  
**SITE AREA:** 26,880 SF (0.62± ACRES) AS SURVEYED  
**ZONING:** FBMU  
**MAX. HEIGHTS:** 35' OR 38' FROM BFE

**UTILITY INFORMATION:**  
**SEWER:** CITY OF SNOQUALMIE  
 (425) 888-4153  
**WATER:** CITY OF SNOQUALMIE  
 (425) 831-4919  
**ELECTRIC/GAS:** PUGET SOUND ENERGY  
 (888) 225-5773

**TAX PARCEL:** 784920-0640  
**HORIZONTAL DATUM:** NAD 83/2011  
**BASIS OF BEARINGS:** WASHINGTON COORDINATE SYSTEM, NAD83(2011), NORTH ZONE, DERIVED FROM WASHINGTON STATE REFERENCE NETWORK - ACCEPTED THE BEARING OF N89°08'12"W FOR THE CENTERLINE OF SE ALPHA ST, BASED ON FOUND MONUMENTS IN CASE.  
**VERTICAL DATUM:** NAVD 88  
**BENCHMARK:**

**INSTRUMENTATION:**  
 INSTRUMENT USED: 5 SECOND TOTAL STATION.  
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 3.32-130-090.

**LEGAL DESCRIPTION:**  
 LOTS 7,8,9 AND 10, BLOCK 12, SNOQUALMIE FALLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON;  
 EXCEPT THE SOUTHWESTERLY 8 FEET THEREOF CONVEYED TO THE TOWN OF SNOQUALMIE BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 2559941;  
 SITUATE IN THE CITY OF SNOQUALMIE, COUNTY OF KING, STATE OF WASHINGTON.

**BSBL DISTANCES:**  
 FRONT YARD: 0'-18'  
 REAR YARD: 0'-15'  
 SIDE YARD: 0'-15'

**EXISTING UTILITY NOTE:**  
 ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

**CONTRACTOR RESPONSIBILITY:**  
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**DISCREPANCIES:**  
 IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**CONTRACTOR NOTES:**  
 1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.  
 2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

**SURVEY LEGEND:**

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	EDGE OF ROW
---	ROW CENTERLINE
▨	ASPHALT
▩	CONCRETE
▧	RAMP
▲	SIGN
●	TREE
---	TREE DRIPLINE
○ MW	MONITORING WELL
—SD—SD—	STORM MAIN
—SS—SS—	SEWER MAIN
—W—W—	WATER MAIN
□	CB TYPE 1
□ CV	COMMUNICATION VAULT
□ CHH	COMMUNICATIONS HANDHOLE
⊗ GV	GAS VALVE
⊗	WATER METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
—OHP—	OVERHEAD POWER LINE
—G—	GAS LINE
—T—	TELECOMMUNICATION LINE
⊕	POWER POLE
⊕	LIGHT POLE
⊕	GUY ANCHOR STUB

FEASIBILITY STUDY  
 8437 FALLS AVE SE  
 SITE PLAN

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
 407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433



JOB NO.	25524
DATE	03/24/2026
SCALE	1"=20'
DESIGNED	AD
DRAWN	LK/JJS
CHECKED	AD
APPROVED	
SHEET	1 of 23

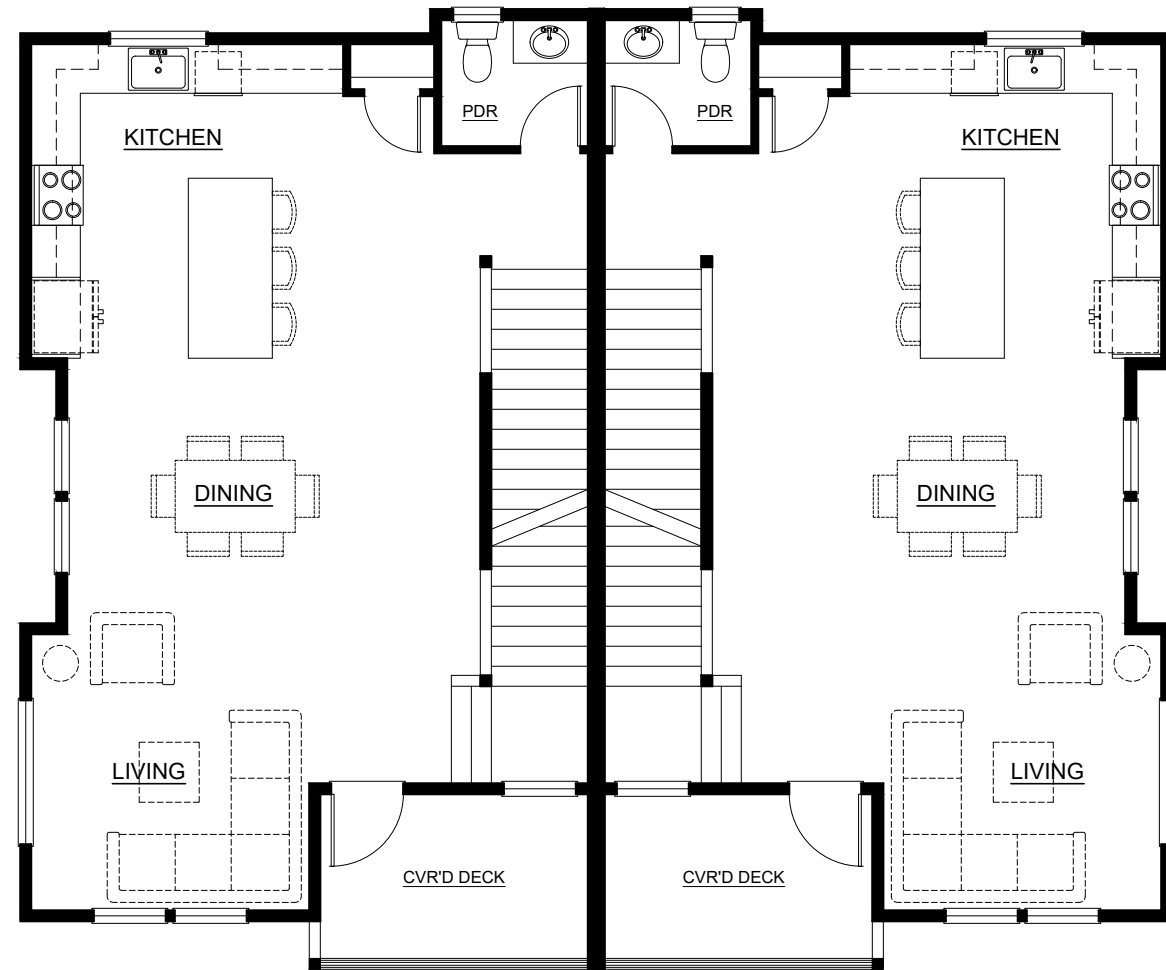


84xx Railroad Ave

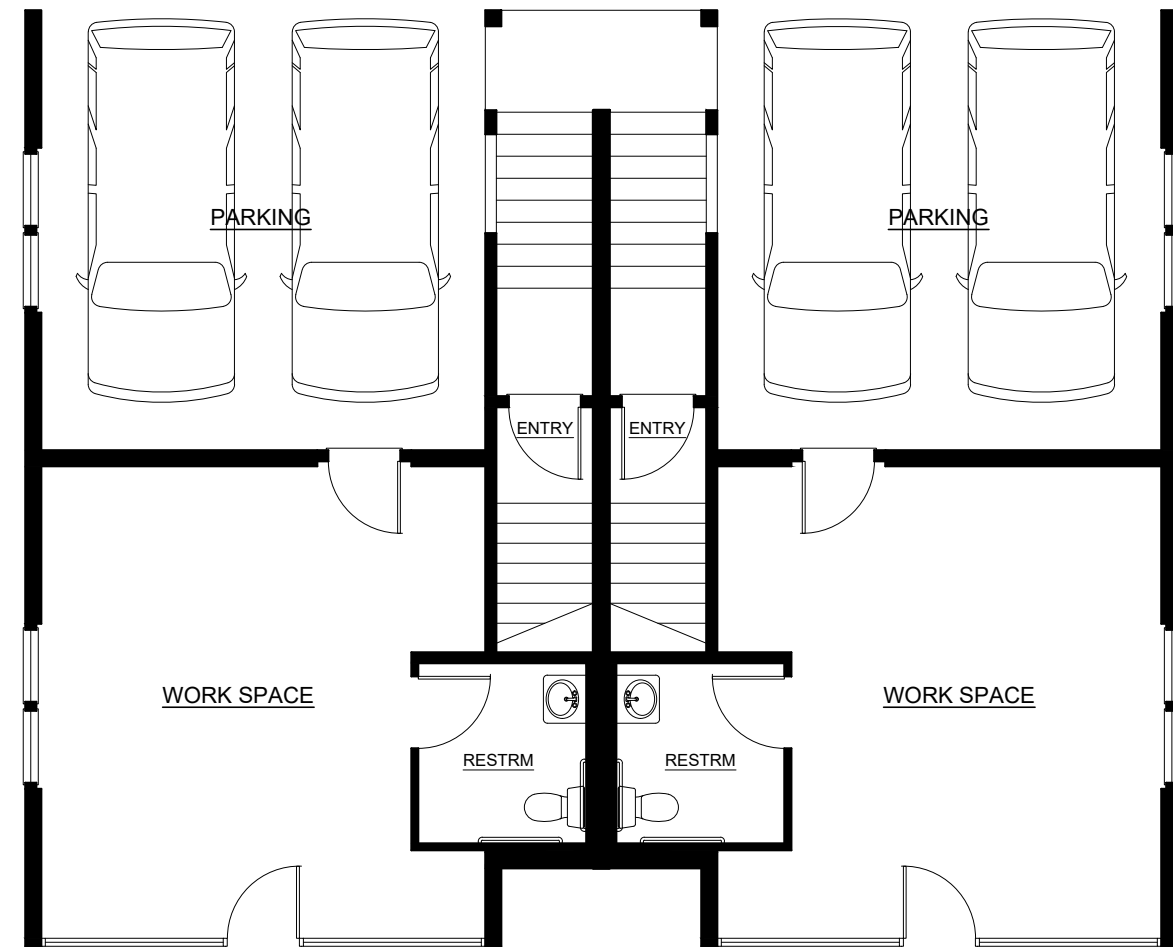
Dec 22, 2025

Live/Work Conceptual Design

(Duplex building)



Main Floor Plan



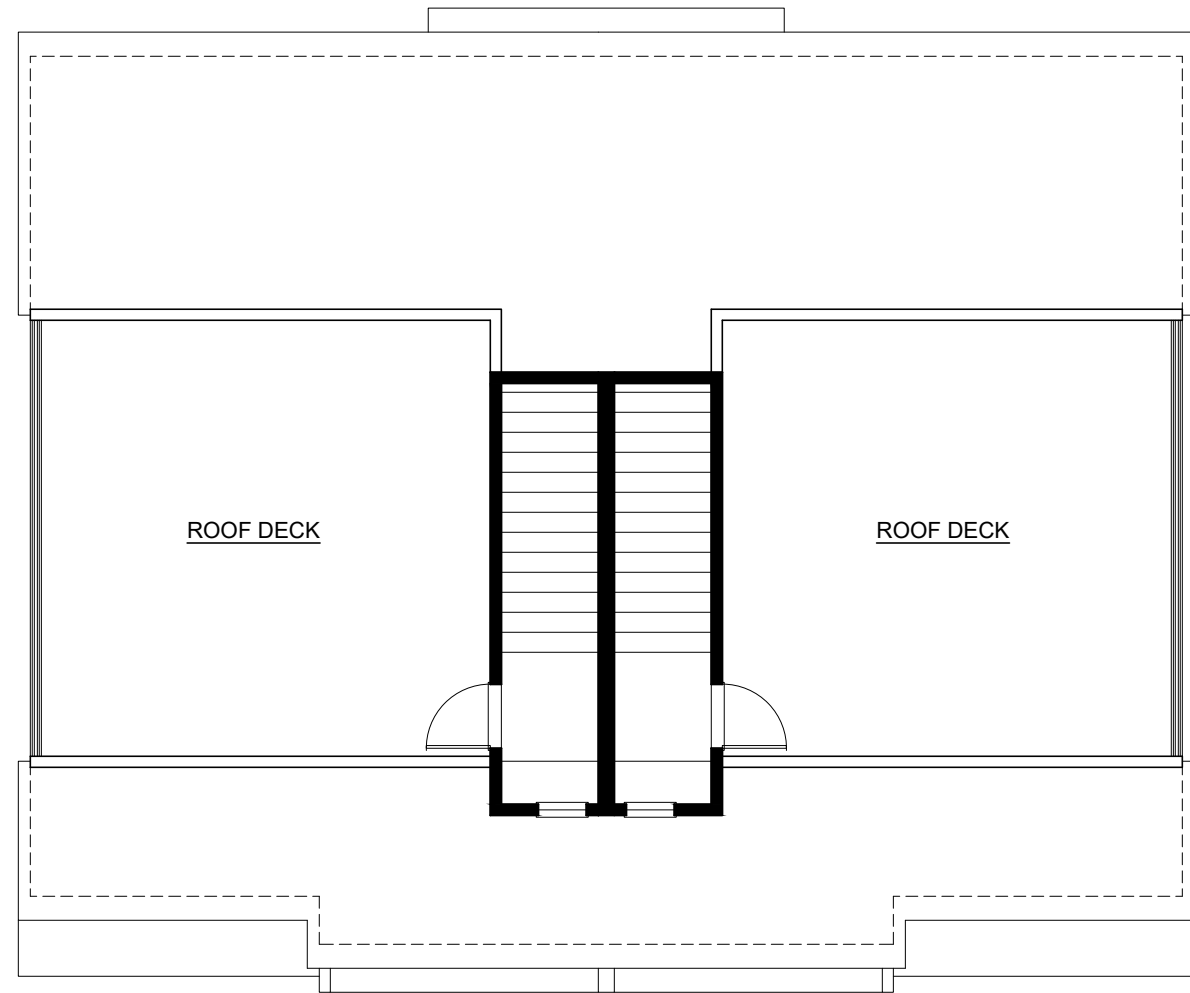
Lower Floor Plan

84xx Railroad Ave

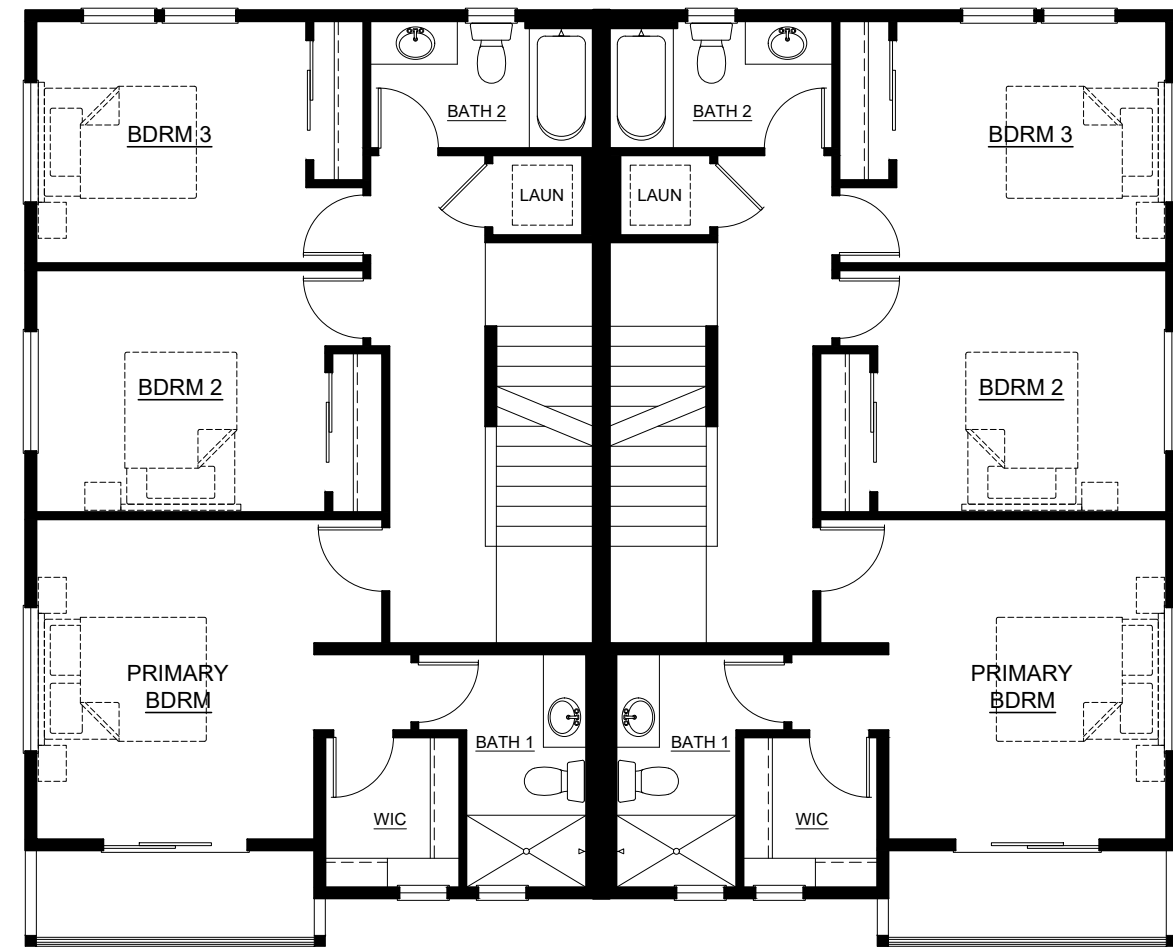
Live/Work Conceptual Design

Dec 22, 2025

(Duplex building)



Rooftop Deck Plan



Upper Floor Plan



West Elevation



East Elevation



North Elevation



South Elevation

84xx Railroad Ave

Live/Work Conceptual Design

(Duplex building)

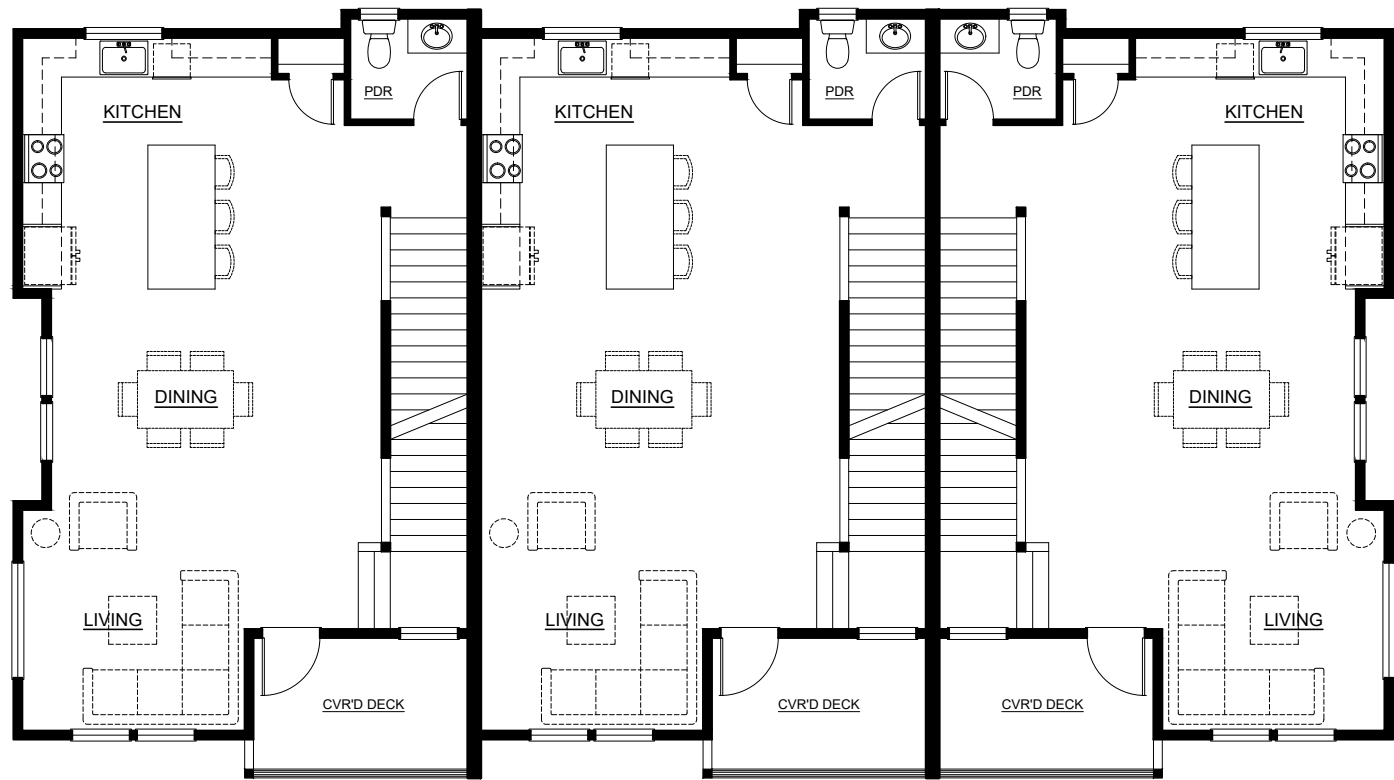


84xx Railroad Ave

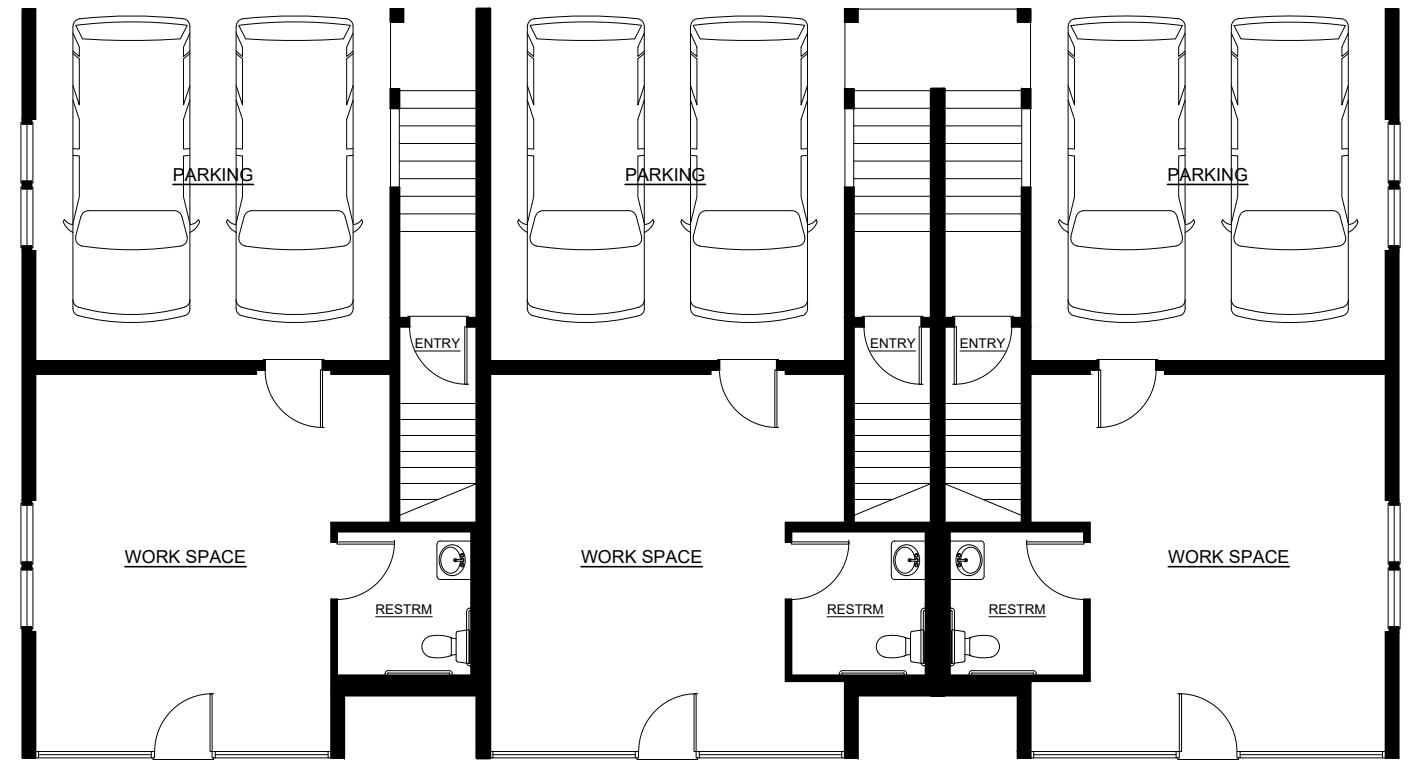
Dec 22, 2025

Live/Work Conceptual Design

(Triplex building)



Main Floor Plan

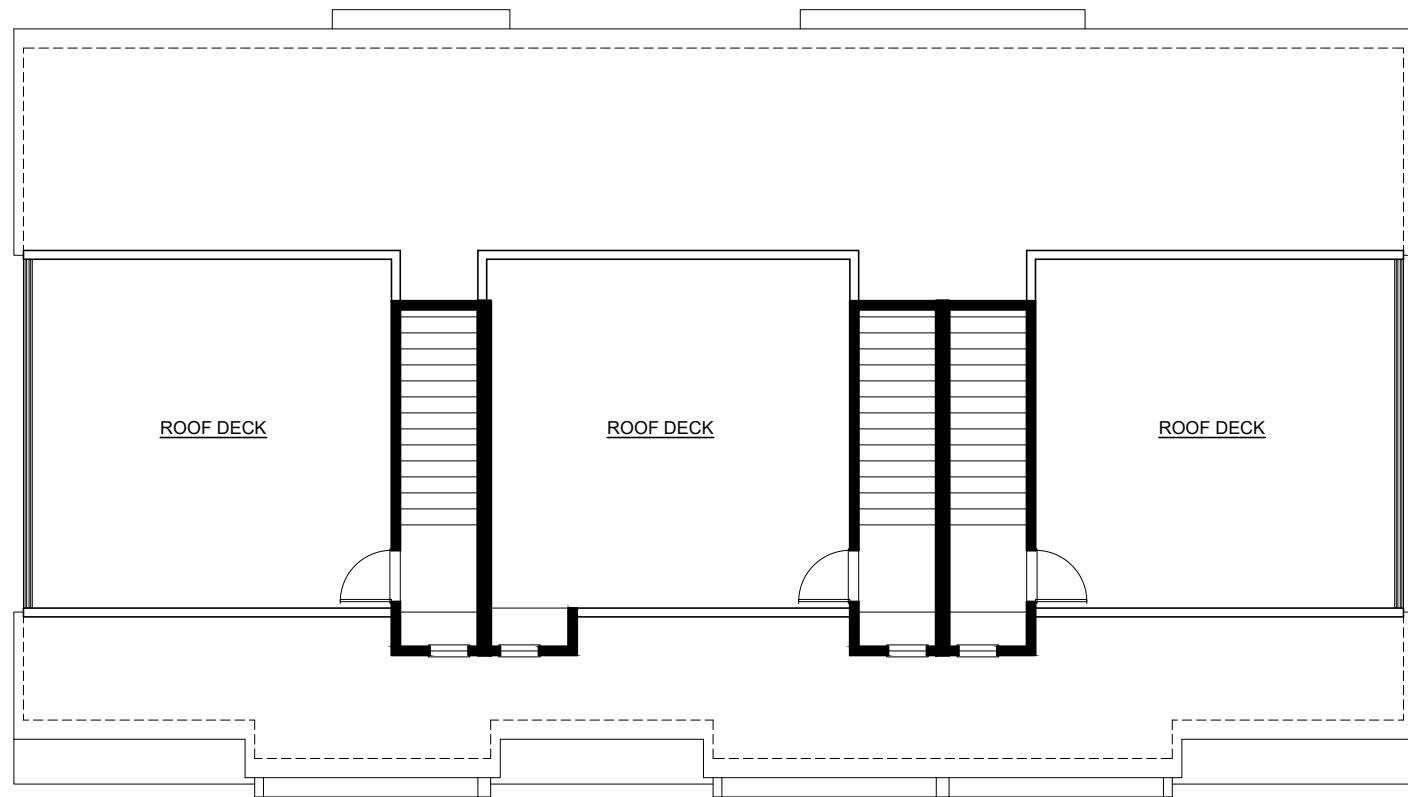


Lower Floor Plan

84xx Railroad Ave

Dec 22, 2025

Live/Work Conceptual Design  
(Triplex building)



Rooftop Deck Plan



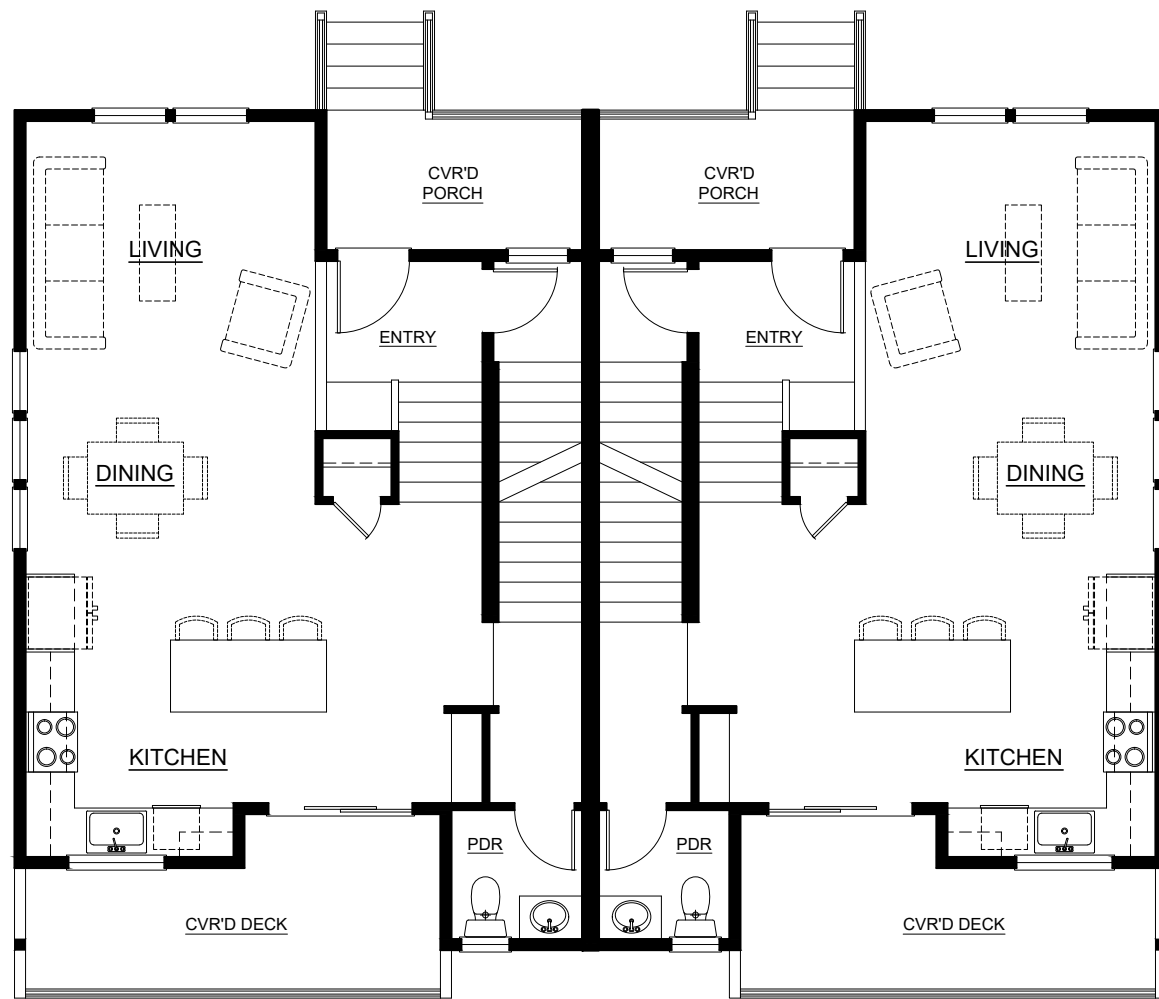
Upper Floor Plan



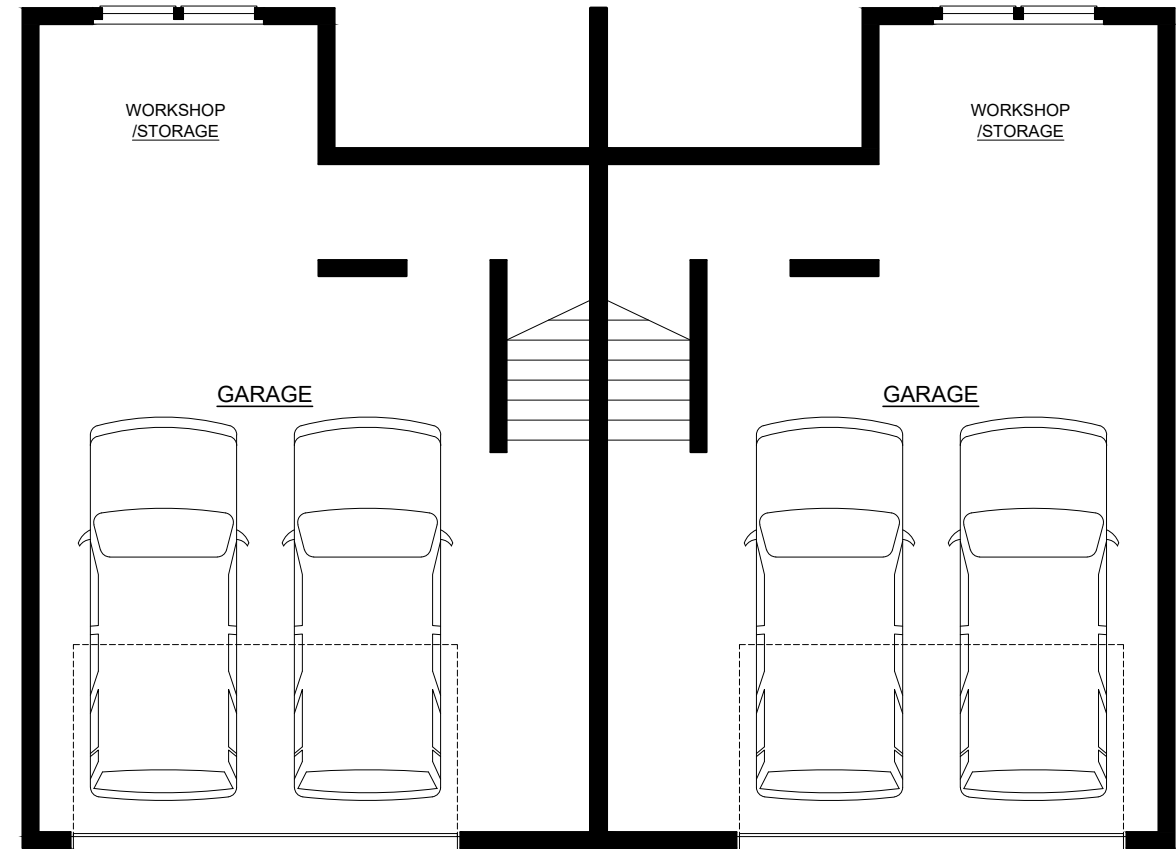
8437 Falls Ave SE

Duplex Conceptual Design

Dec 22, 2025



Main Floor Plan

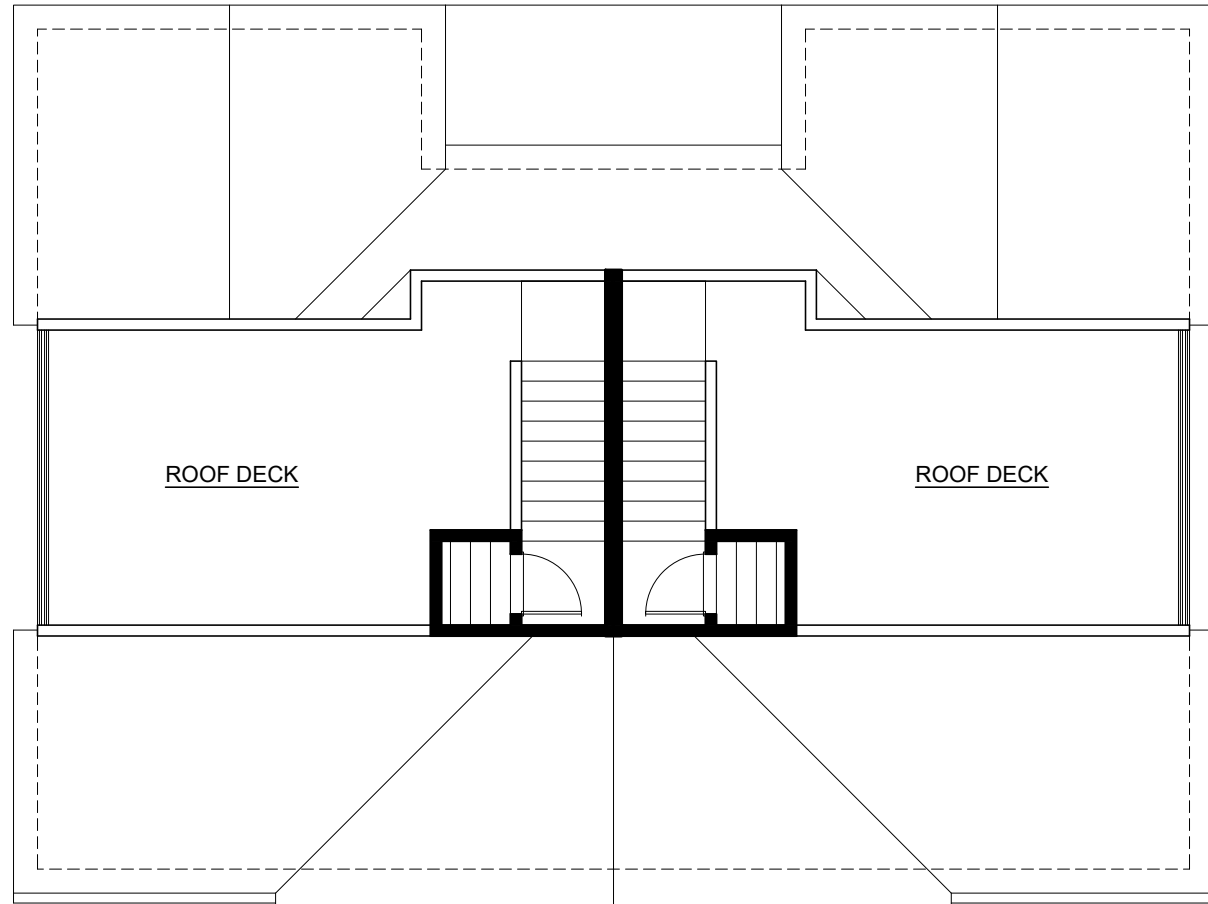


Lower Floor Plan

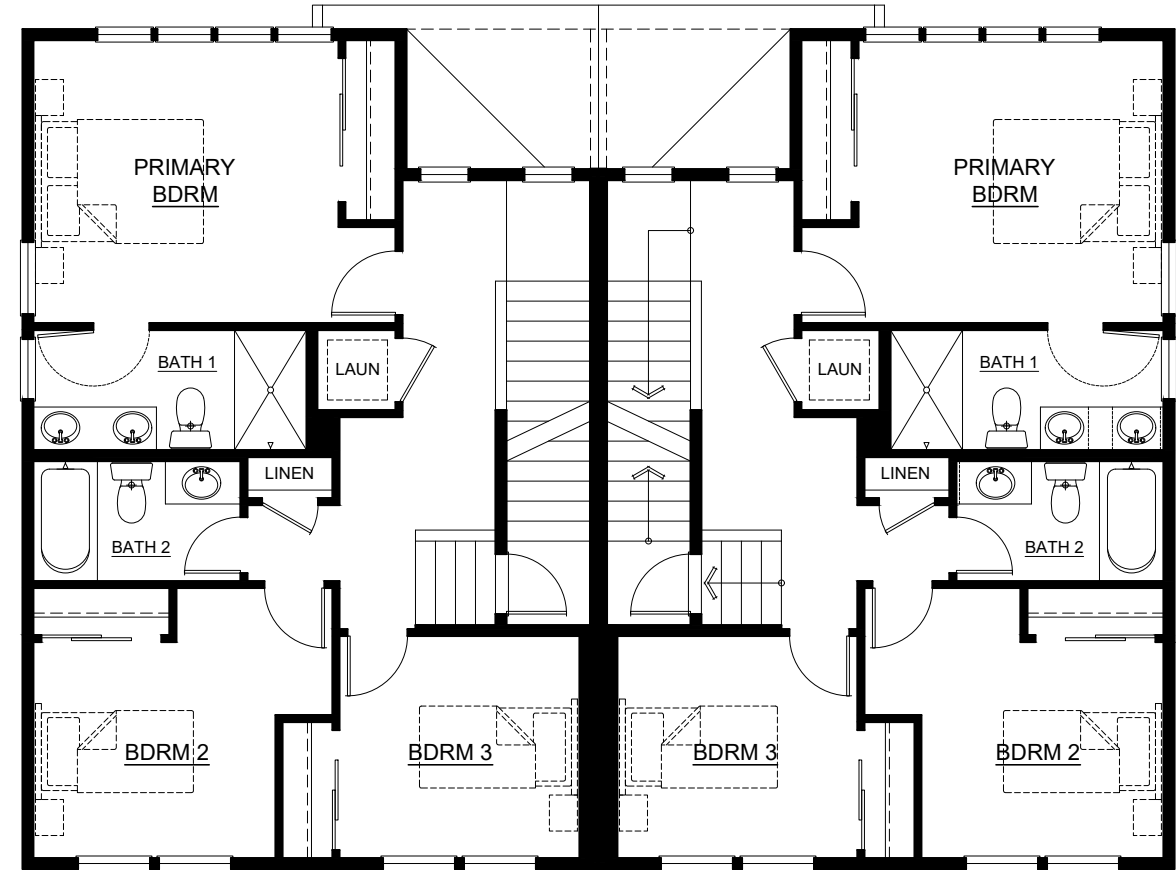
8437 Falls Ave SE

Duplex Conceptual Design

Dec 22, 2025



Rooftop Deck Plan



Upper Floor Plan

8437 Falls Ave SE

Dec 22, 2025

Duplex Conceptual Design



8437 Falls Ave SE

Dec 22, 2025

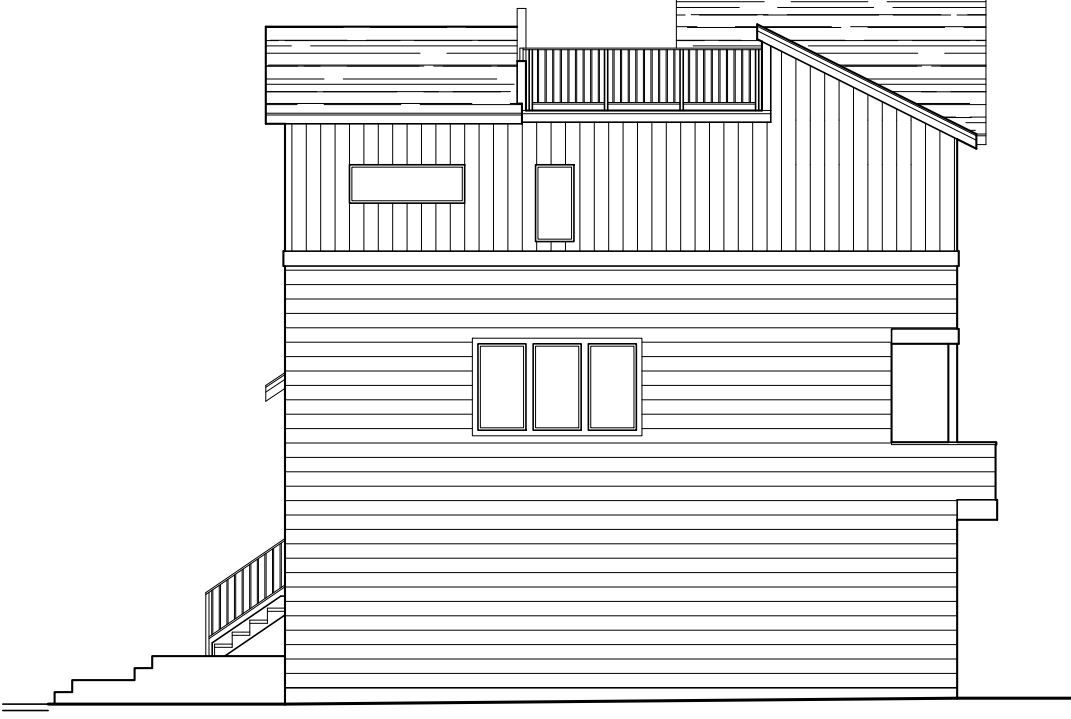
Duplex Conceptual Design



West Elevation



South Elevation



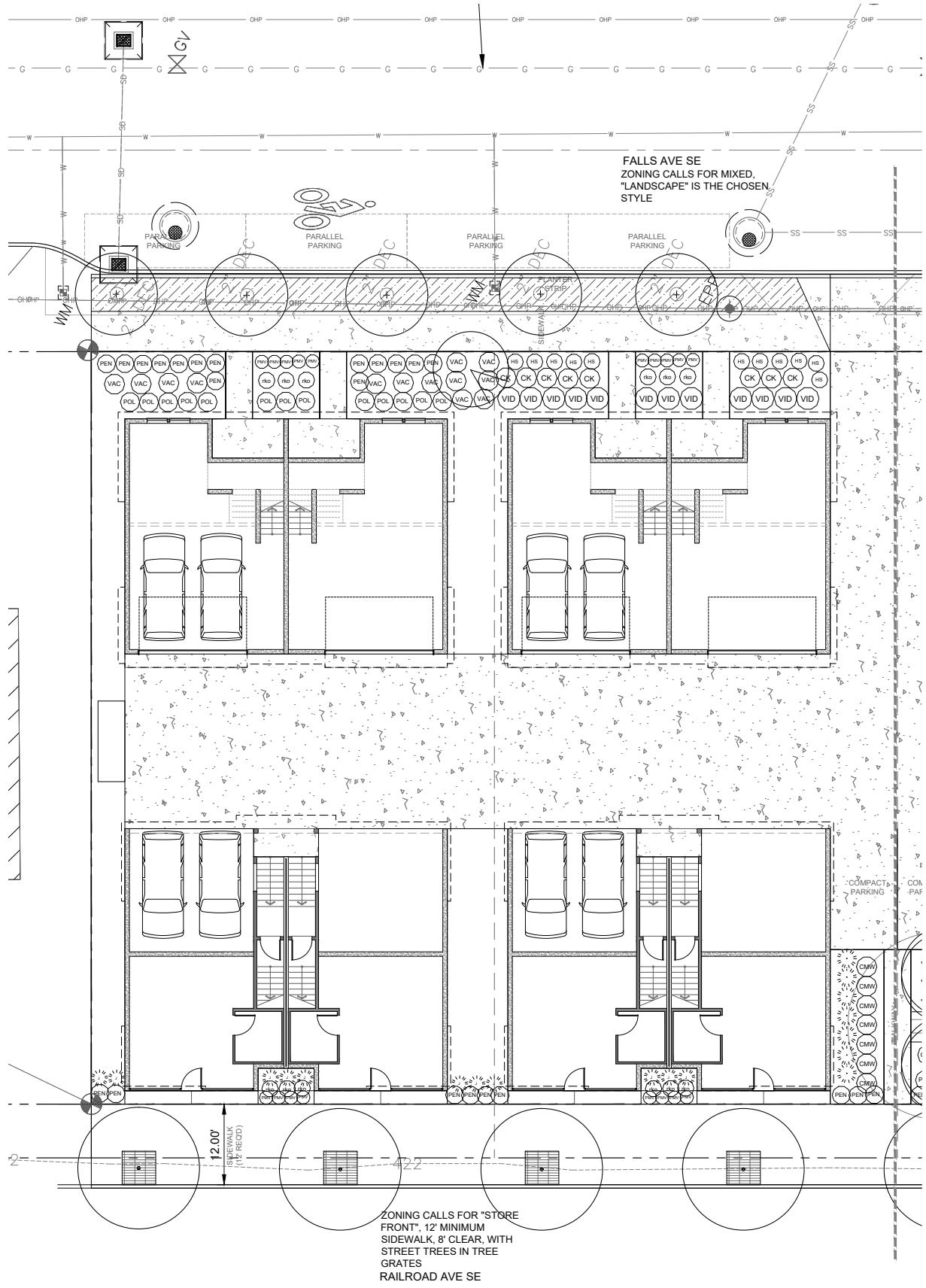
North Elevation

8437 Falls Ave SE

Dec 22, 2025

Duplex Conceptual Design

Proposed Design Review Packet



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
8	GINKGO 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	1.75" CAL	
17	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4-5'	
3	NYSSA 'HAYMANRED'	RED RAGE TUPELO TREE	1.75" CAL	
7	EXISTING TREES TO BE PROTECTED AND SAVED (ONE TREE WILL BE REMOVED DUE TO SHIFT IN DRIVEWAY)			
2	PARROTIA PERSICA 'JLCOLUMNAR' STREET TREE FORM	PERSIAN SPIRE IRONWOOD TREE	2" CAL	
2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	6-7'	
4	STYRAX JAPONICUS 'SNOWCONE'	SNOW CONE JAPANESE SNOWBELL TREE	1.75" CAL	
18	CORNUS KEYSYII	DWARF REDTWIG DOGWOOD	2 GAL	
23	CORNUS MIDWINTER FIRE	MIDWINTER FIRE REDTWIG DOGWOOD	2 GAL	
43	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL	
18	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
7	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
5	MISCANTHUS YAKU JIMA	SEMI DWARF MAIDEN GRASS	2 GAL	
14	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME COMPACT HEAVENLY BAMBOO	2 GAL	
58	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
32	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
28	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL	
30	ROSA 'RAINBOW KNOCK OUT'	RAINBOW KNOCK OUT ROSE	2 GAL	
24	THUJA EMERALD GREEN	EMERALD GREEN PYRAMIDALIS	4-5'	
25	VIBURNUM DAVIDII	VIBURNUM DAVIDII	2 GAL	
29	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
200	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	30" O.C.

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS

COORDINATE TREE LOCATIONS WITH UTILITY PLANS. TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

\*POLY-GRATE 2": 60" X 60" 100% RECYCLED PLASTIC TREE GRATE WITH FRAME, AVAILABLE GRAINGER

BELGARD TEXADA 24" SQUARE CONCRETE PAVERS

ID - C:\Users\baucha\Dropbox\Exchange\B437 Falls Ave SE Snoqualmie\Exchange\B437 Falls Ave Prelim Site Plan\_123025.dwg - Wed, 18 Mar 2026 - 13:09

1 LANDSCAPE PLANS west half

1" = 10'-0" 0 5 10 20

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REVISIONS BY

Item 3.	
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This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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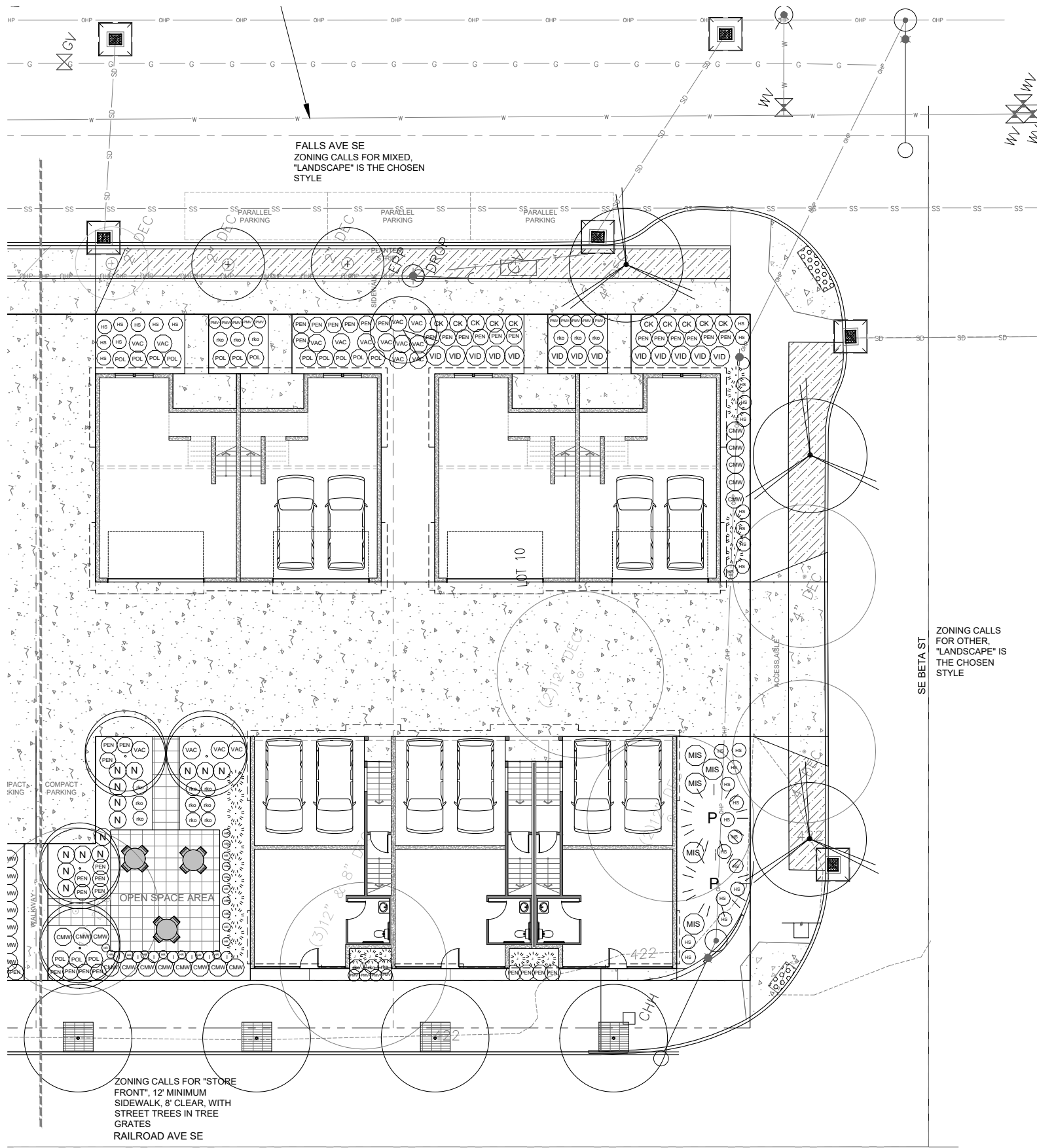
GHA Landscape Architects  
1417 NE 80th St.  
SEATTLE, WA 98115  
TEL 206.522.2334 FAX 206.526.5667

PROJECT AT  
8437 FALLS AVE SE, SNOQUALMIE, WA  
LANDSCAPE PLAN



DATE: 3-18-2026  
SCALE: ON PLAN  
DRAWN BY: NB  
JOB:  
SHEET:

Proposed Design Review Packet



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BELGARD TEXADA 24" SQUARE CONCRETE PAVERS

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**gha**

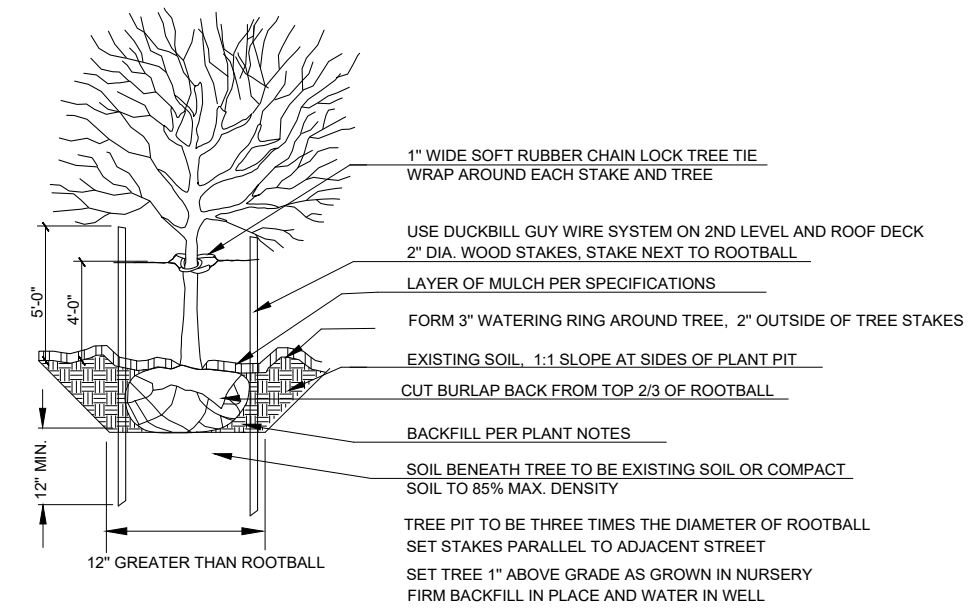
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DATE: 3-18-2026  
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1 TREE PLANTING DETAIL

**LANDSCAPE CONSTRUCTION NOTES**

Contractor shall familiarize themselves with the project including all underground utilities. Coordinate all work around trees with project Arborist, including but not limited to, tree protection fencing, grading, soil prep, planting and irrigation. Do not disturb roots of trees to remain.

Subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch. Subgrade for lawn areas to be 4" below finished grade to allow for topsoil. Till/loosen/excavate existing soil to depth of 10". Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub and lawn areas. Till into 8" of soil. Compact soil to 80% to prevent settling. Coordinate soil level in lawn areas with thickness of sod.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

If project includes creating planting areas where pavement or a driveway is located, over excavate so that all underlying gravel base is removed. Add sandy loam soil in 8" lifts and compact to 85% if necessary to build up area to subgrade depth specified above. Then follow soil prep. instructions above.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium Fir Bark.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

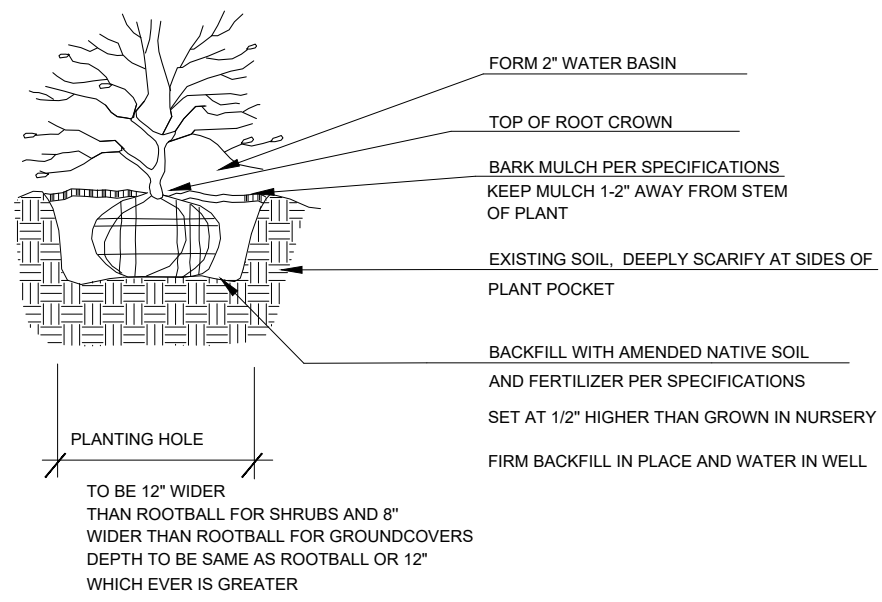
All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

Provide irrigation design build system for all new planting areas, including the Right of Way (planting strip).



2 SHRUB PLANTING DETAIL

BUILDING PERMIT SUBMITTAL

PROJECT AT  
8437 FALLS AVE SE, SNOQUALMIE, WA  
PLANTING NOTES AND DETAILS



DATE: 3-18-2026  
SCALE: ON PLAN  
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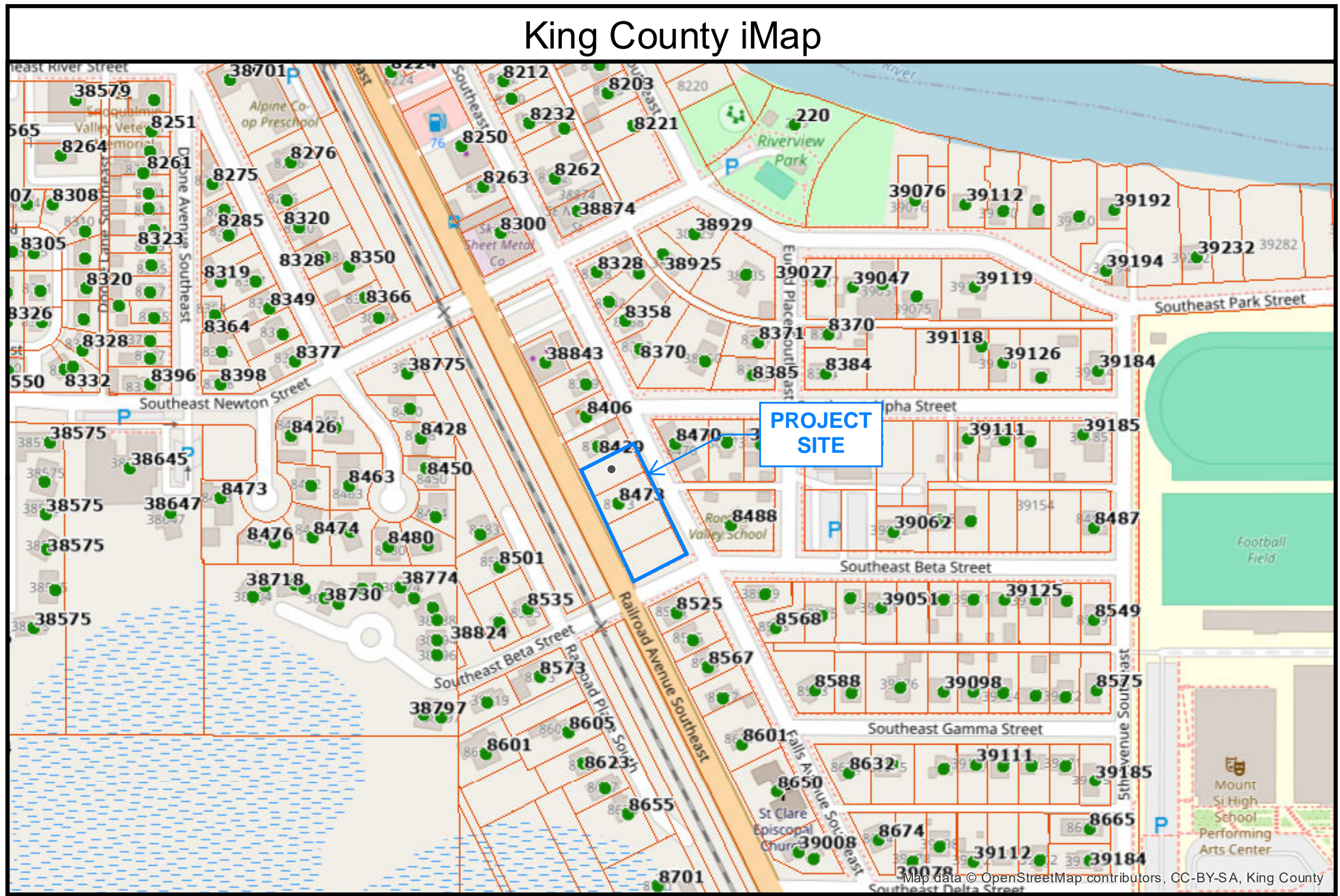
# EXHIBITS

EXHIBIT A - VICINITY MAP

EXHIBIT B - MATERIALS BROCHURES

EXHIBIT C - REQUEST FOR DEPARTURE: CEILING HEIGHT

# EXHIBIT A - VICINITY MAP



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 2/19/2026

Notes:



Map data © OpenStreetMap contributors, CC-BY-SA, King County

Proposed Design  
Review Packet

# TrueGrain Series™



WEST COAST GREY

Enhance your project with the look of *real wood* without the maintenance.

*TrueGrain Series™ by Fisher Coating* utilizes an advanced pre-finishing system on James Hardie Fibre Cement products to achieve depth and contrast that will make your project unique and beautiful, with the durability of cementitious siding.

## PROGRAM COLOURS

See our website or inquire for special order colours

\*Suggested Colour Match Caulking

Cedartone	Chris Craft	Sepia	Gold Rush	Harvest
*AdSeal 1940 Hybrid #194-57 *Quad Max #224 - 2149694	*AdSeal 1940 Hybrid #194-32 *Quad Max #288 - 1869836	*AdSeal 1940 Hybrid #194-20 *Quad Max #288 - 1869836	*AdSeal 1940 Hybrid #194-23 *Quad Max #245 - 2149692	*AdSeal 1940 Hybrid #194-17 *Quad Max #221 - 2149696
West Coast Grey	Empire Grey	Smokey Ash	Weathered Wood	Shou Sugi Ban
*AdSeal 1940 Hybrid #194-37 *Quad Max #219 - 1869823	*AdSeal 1940 Hybrid #194-22 *Quad Max #219 - 1869823	*AdSeal 1940 Hybrid #194-17 *Quad Max #219 - 1869823	*AdSeal 1940 Hybrid #194-88 *Quad Max #513 - 1869870	*AdSeal 1940 Hybrid #194-33 *Quad Max #009 - 1989549

## Sample Box

Fisher understands the importance of holding the product in hand before selecting your material, ensuring it arrives in the exact colour and finish you envisioned.

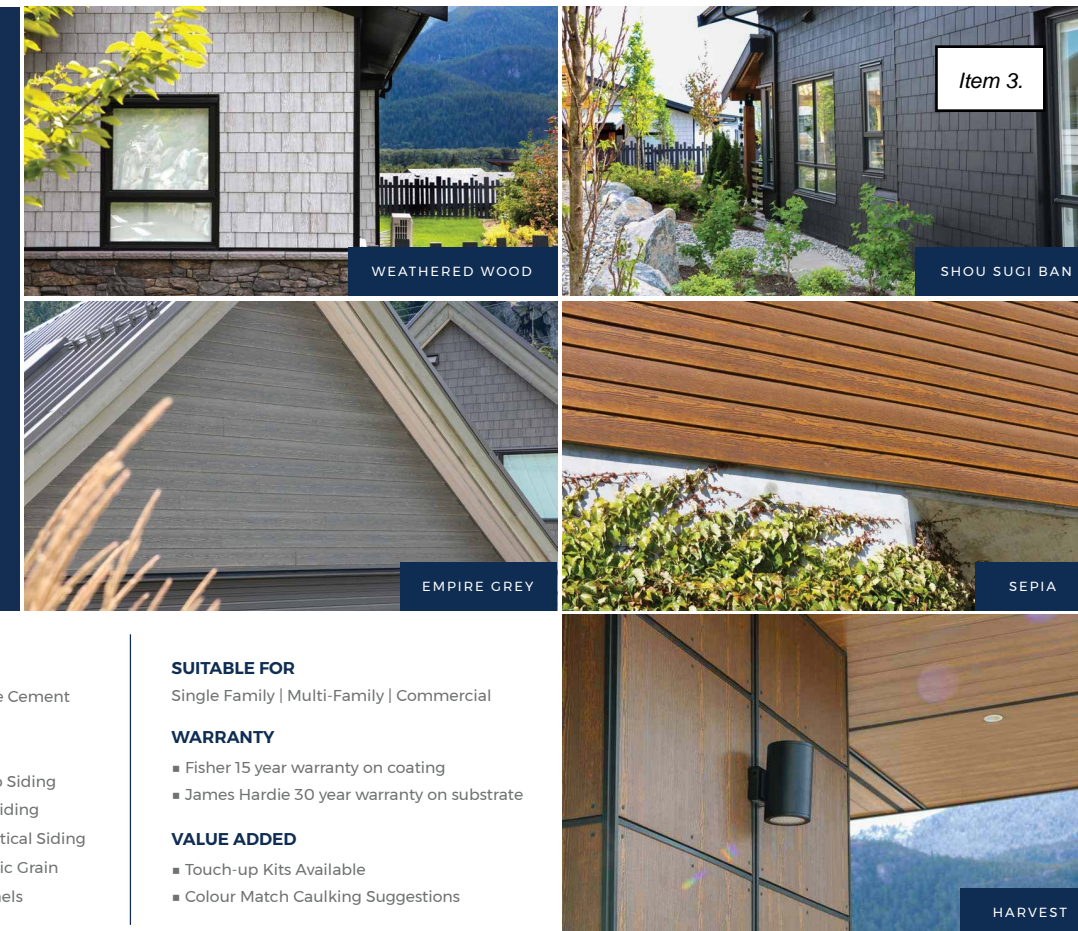
Order today at [fishercoating.com/samples](http://fishercoating.com/samples)



## Why choose TrueGrain™?

TrueGrain™ is designed to represent the best features of professionally finished natural wood siding. Like natural wood siding, TrueGrain's beauty lies in the variety of substrate grain patterns, enhanced by the two-tone colour combination, which is achieved through Fisher's proprietary stain application process.

- The two-tone stained wood-look provides depth and contrast to beautify any project
- Over 10 program colours to choose from
- Durability and fire resistance of fibre cement siding
- Factory applied using Fisher's advanced, automated pre-coating system
- Backed by an industry leading warranty



## SPECIFICATIONS

### SUBSTRATE

James Hardie Fibre Cement

### PRODUCTS

- HardiePlank® Lap Siding
- HardieShingle® Siding
- HardiePanel® Vertical Siding
- HardieTrim® Rustic Grain
- HardieSoffit® Panels

### SUITABLE FOR

Single Family | Multi-Family | Commercial

### WARRANTY

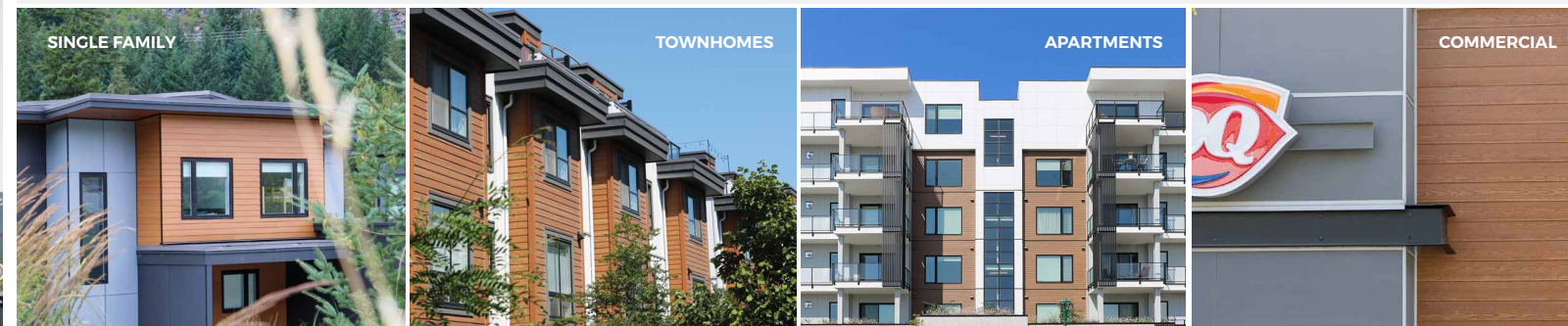
- Fisher 15 year warranty on coating
- James Hardie 30 year warranty on substrate

### VALUE ADDED

- Touch-up Kits Available
- Colour Match Caulking Suggestions

## BENEFITS

The beauty of real wood, without the maintenance	Fire resistant, non-combustible fibre cement substrate	Moisture and humidity resistant to prevent swelling	Engineered for Climate preventing expansion and contraction	Ideal pest-resistant alternative to wood



## HOW TO ORDER

1

Visit [fishercoating.com](http://fishercoating.com) to view the TrueGrain Series™

2

Select a TrueGrain Series™ colour

3

Choose your preferred Hardie® product

4

Speak with your builder or James Hardie dealer to order

5

TrueGrain Series™ arrives on site ready to install

## ABOUT FISHER

Fisher is a pre-stain manufacturing facility based in British Columbia specializing in semi transparent coatings on both wood and fibre cement.

Originally established in 1998 as a painting contractor, Fisher opened the doors of the first pre-stain factory in 2008. Fisher currently operates in an automated manufacturing facility coating building materials for a wide range of projects and customers throughout North America.

# TrueColour™

Whether Statement® or custom  
—Find your TrueColour™.

## Custom solid colour coatings for James Hardie™ fibre cement products.

When imagining the final look for your new build or renovation project the *ideal colours* for your fibre cement are one of the most important elements.

Through years of experience working with Architects, Designers and discerning project owners, Fisher has developed the **TrueColour™** process for James Hardie products.

### 1. Select James Hardie™ Product



### 2. Select Texture

Choose from natural cedar with soft texture that mimics wood or a modern, clean look.



### 3. Select Statement® colour or custom colour

With **TrueColour™** there is *no limit* to the colour options available for your fibre cement cladding materials. Below is our most popular colour palette.



### Need to go beyond the James Hardie Statement Collection®?

Simply choose any colour from your local paint manufacturer—we'll custom match your preferred palette.

- Receive a free colour match sample
- Approve colour, product & quantity
- Fisher creates your custom material
- Product arrives on site ready to install

The James Hardie Statement Collection® is a great starting point for colour selection and is readily available through many local distributors.

Some products, profiles, and widths may not be offered in these colours —that's where Fisher comes in. With our **TrueColour™** colour matching technology, we can help bridge the gap.

If your project calls for a unique shade—like a muted seabreeze green for a coastal cabin or a bold coral-orange for a modern multi-family or commercial build—we can **custom match your preferred palette** to bring your vision to life.

## Why choose TrueColour™?

Item 3.

- There is NO LIMIT to the colours options available to you for your fibre cement cladding materials.
- Enables coating of non-standard James Hardie profiles not typically stocked by local suppliers.
- Durability and fire resistance of fibre cement siding
- Efficient automated processing and reduced lead times for custom pre-finishing.
- Factory applied using Fisher's advanced, automated pre-coating system to deliver consistent finish quality.
- Backed by an industry leading warranty.

## SPECIFICATIONS

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- HardieShingle® Siding
- HardiePanel® Vertical Siding
- Hardie® Artisan® Siding
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Moisture and humidity resistant to prevent swelling



Engineered for Climate preventing expansion and contraction



Ideal pest-resistant alternative to wood siding



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## FISHER

- 604.628.0272
- FISHERCOATING.COM
- 39100 GOVERNMENT ROAD SQUAMISH, BC
- BOX 2340 CARIBALDI HIGHLANDS, BC V0N 1T0

# TEXADA

HYDRAPRESSED SLAB | 50MM

This large slab, with its slightly rough shot-blast finish and clean lines, provides strength and ultimate durability for creating modern looks that will withstand the elements.



Item 3.

### QUALITY FOR LIFE

Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world class building products that stand the test of time. See our lifetime warranty at [Belgard.com/Warranty](http://Belgard.com/Warranty)

### FEATURES & BENEFITS

- Contemporary shot blast finish
- Ideal for sand-set, adhered overlay and pedestal applications
- Clean lines and large size ideal for contemporary plaza deck designs or elegant rooftop projects
- Hydraulically pressed resulting in high density and flexural strength for ultimate durability

### SHAPES & SIZES

50MM

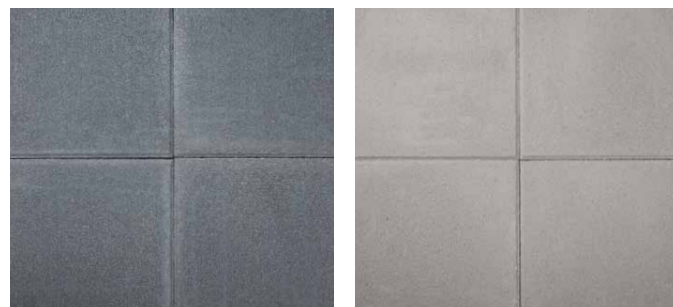


24 x 24 x 2

### PALLET INFORMATION

TEXADA		SQFT/ PALLET	UNITS/ PALLET	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
50MM	24 x 24 x 2	100	25	-	-	2450

Downloadable professional resources available at [Belgard.com/Resources](http://Belgard.com/Resources)



CHARCOAL

NATURAL

*Due to the natural materials in our products, colors may vary from those shown on the cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.*

View the product page on [Belgard.com](http://Belgard.com) for more information



LEARN MORE



**Fully recycled**  
**Fully recyclable**  
**Far less expensive than metal**  
**Easier installation**

## Recycled Plastic Tree Grates

• Reduce Budget Expenditures • Reduce Installation Expenses • Reduce Annual Maintenance



Recycled

# Why Specify Poly-Grate II?



### Never Rusts - Never Needs Painting

Poly-Grate II will never corrode or leave rust streaks on the grate or surrounding pavement. Road salts will not change Poly-Grate II's appearance or structural integrity. Painting is never necessary since color is integrally molded throughout.

### Easily Expanded

Poly-Grate II will accommodate tree growth for years to come. Expanding the tree opening can be done on-site with little effort or expense. A larger opening can be cut in minutes with any standard saw blade.



### Earth Friendly

Poly-Grate II is made from 100% Post-consumer recycled HDPE. Further, Poly-Grate II can be recycled as #2 HDPE to make it a low-impact, sustainable building product.

### Easy to Maintain

Poly-Grate II is light enough for a single worker to remove in a matter of minutes. Access to the tree pit for utility work or cleaning has never been easier. Poly-Grate II comes with unique tamper-resistant assembly bolts to join both halves and make Poly-Grate II an unlikely target for theft and vandalism.

### Durable and Long-Lasting

Poly-Grate II is molded with carbon black UV inhibitors. This process prevents fading and preserves the grate's long-term structural strength.

### A.D.A. Compliant

Poly-Grate II is specifically designed to comply with A.D.A. requirements. Small grate openings enable equal access under all circumstances.



### Lightweight Easy to Install

- Less than 30 pounds per half
- Easily installed by one person
- No added labor costs or heavy equipment
- Halves are joined with a unique tamper-resistant bolt package



### Saves on Time and Freight

Delivery of standard in-stock orders takes two to three weeks. Small orders are shipped UPS. Larger quantities are shipped by common carrier. Please allow additional time for custom colors.



Made in the USA from RECYCLED plastics.

# Suggested Specifications

## Part 1 - General

1.1 Work Included --  
The scope of the work includes labor, materials, equipment and performance of all work required for installation of Poly-Grate II as suggested by manufacturer's drawings and installation procedures.

1.2 Work by Others --  
Openings to receive grates are to be provided by others in accordance with instructions of tree grate manufacturer and are indicated on drawings and provisions of the specification.

## Part 2 - Product

- 2.1 Tree Grates
- A. Manufacturer  
Grates shall be Poly-Grate II, plastic tree grates as manufactured by Structural Plastics Corp., Holly, Michigan.
  - B. Material  
Grates shall be of high-density polyethylene resins conforming to ASTM D-638.
  - C. Design  
Grate pattern shall comply with A.D.A. requirements for equal access. Color, size, and configuration shall be specified by owner/architect.
  - D. Finish  
Grates shall be manufactured true to pattern, of uniform quality and size, and free from defects. Surface shall be smooth; free of sharp edges.

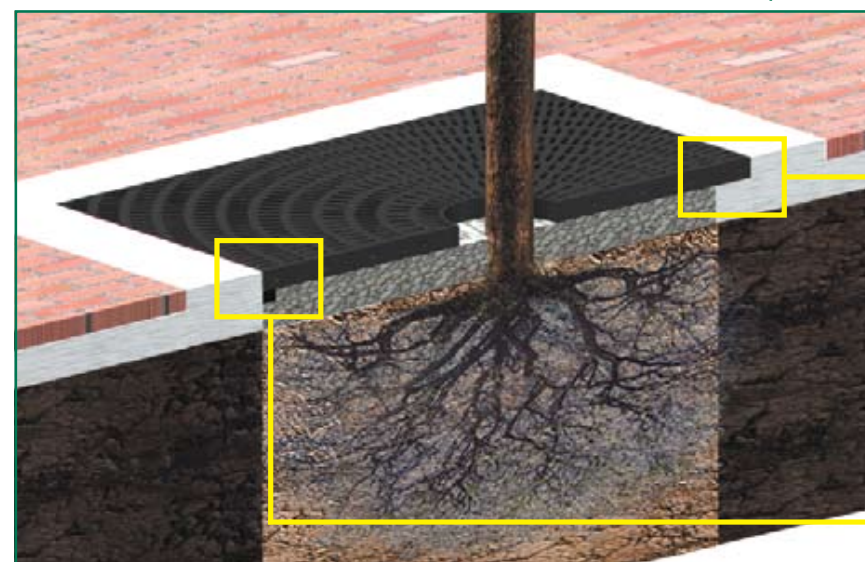
2.2 Hardware --  
Fasteners (included)  
Grate halves shall be joined together with tamper-resistant bolt package as provided by Structural Plastics Corp., or approved equal. Package to consist of (6) each #16 3/8" x 1-1/4" button head socket-cap screw, stainless; #16 3/8" Tuff Nut, brass; and (12) each 3/8" USS Flat washer, zinc.

## Part 3 - Execution

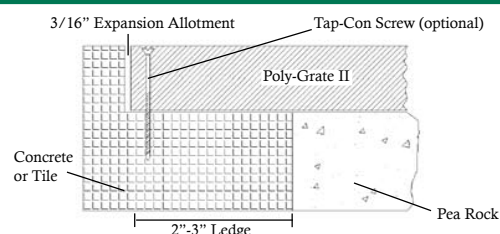
- 3.1 Inspection --  
Proper site preparation and ongoing maintenance will determine performance.
- 3.2 Surface Conditions --  
Examine concrete ledge, and/or existing tree pit to receive grate. Correct condition to comply with manufacturer's recommended installation procedure.
- 3.3 Installation
- A. Opening to Receive Grate
    1. Concrete Ledge Supported - New Installation (figure 3.3A1)  
Concrete ledge shall be cast in size and configuration of specified tree grate model plus 3/8" expansion allotment. Ledge shall be 2 inches below concrete or tiled surface and extend inward 2 to 3 inches. Ledge must be level and free of bulges and slag.
    2. Poly-Grate Frame Supported - Retro-fit Installation (figure 3.3A2)  
The Poly-Grate Frame accessories will come complete with (4) 1 1/2" square pre-drilled plastic frames (42" length for use with 48" Poly-Grates, or 54" length for use with 60" Poly-Grates). Sidewalk preparation should allow 3/8" additional length per side to provide for grate expansion. Attach Poly-Grate Frame to sides of poured surface with Tap-Con screws (provided) or other approved concrete fastener. The Poly-Grate Frame support ledge should be placed 2" below the surface of the concrete.
  - B. Support and Litter Prevention  
Fill space from bottom of tree pit flush to bottom of tree grate with pea rock, crushed shale or other self-compacting aggregate.
  - C. Join Grate Halves  
Bring tree grate halves together around a tree at a height that allows easy access to underside. Join section at pre-formed holes using tamper-resistant bolt package provided by manufacturer, or approved equal. Lower grate into place.

Test Data			
	ASTM Test	Units	Typical Values
<b>Resin Properties:</b>			
Density	D-1505	g/cc	0.957
Melt Index	D-1238	g/10 min	7.0
<b>Molded Properties:</b>			
Tensile Modulus (1% Secant)	D-638	psi	166000
Tensile at Yield	D-638	psi	4300
Elongation at Break	D-638	%	1400
Flexural Modulus	D-790	psi	194000

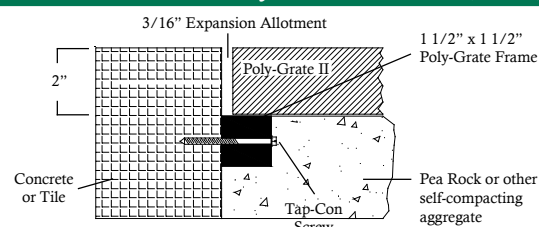
The key to any successful landscape project is to budget for ongoing maintenance expenditures, such as grate expansion as your trees mature. For best results and longevity, Poly-Grate II requires that the space between the ground and tree grate bottom be filled with pea rock or other self-compacting aggregate for all installation applications. This will properly support the grate, prevent accumulation of debris under grate and protect close-to-surface root systems.



### Installation with Concrete Surround (3.3A1)



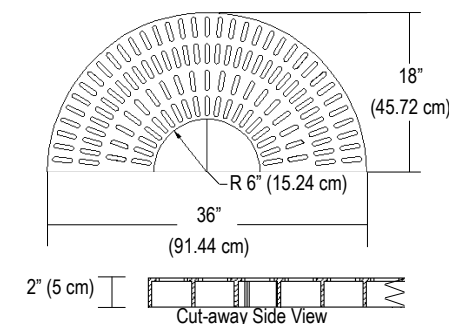
### Installation with Poly-Grate Frame (3.3A2)



# Product Information

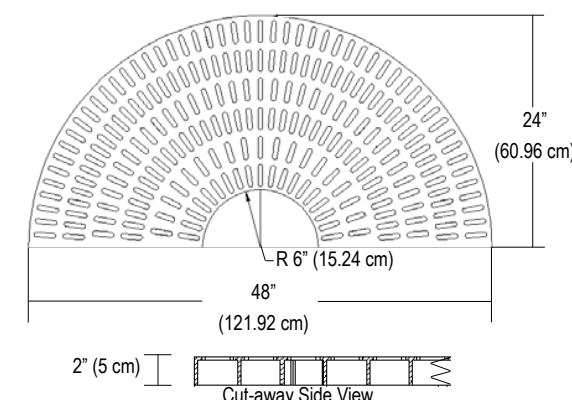
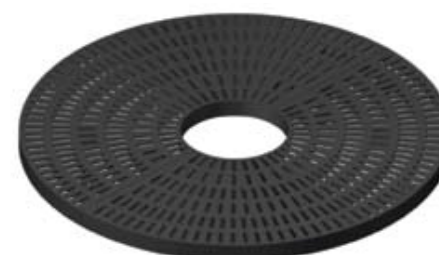
All Detailed Drawings are Half Grates

## TRB33 - 3-Foot Round



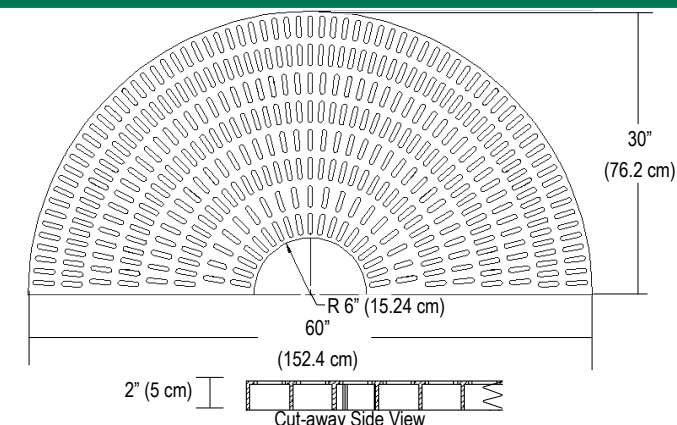
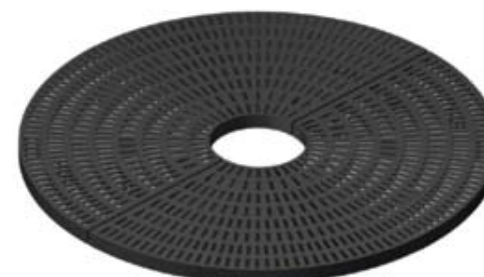
Weight - 19 lbs. (8.6 Kg)

## TRB44 - 4-Foot Round



Weight - 28 lbs. (12.7 Kg)

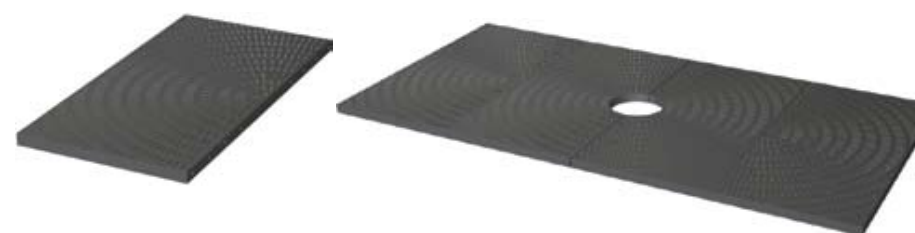
## TRB55 - 5-Foot Round



Weight - 45 lbs. (20.6 Kg)

## Use Extensions for Larger Tree Pits

Poly-Grate II extensions provide the ability to increase the size of our 4' and 5' square models. Just bolt them on to double the length! Each extension kit comes complete with (2) extension grates and (2) tamper-resistant assembly kits.



## Poly-Grate Frames

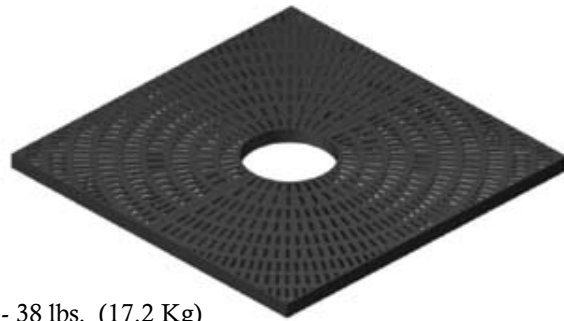
The easiest way to install Poly-Grate II



- 4-Foot Poly-Grate Frame TGF44
- 5-Foot Poly-Grate Frame TGF55

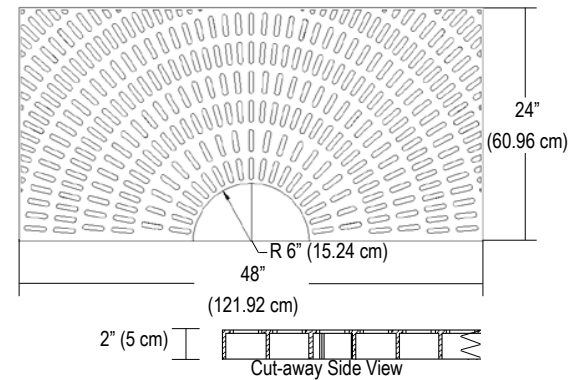
# Product Information

TSB44 - 4-Foot Square

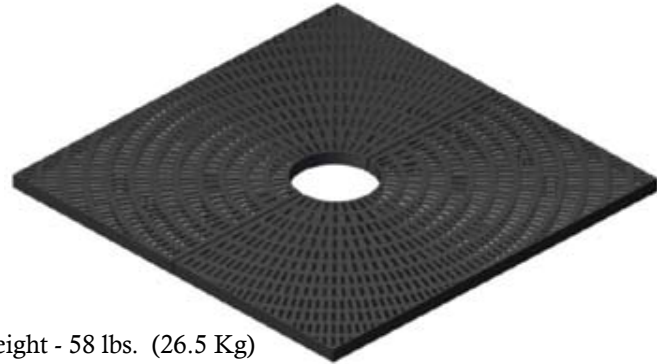


Weight - 38 lbs. (17.2 Kg)

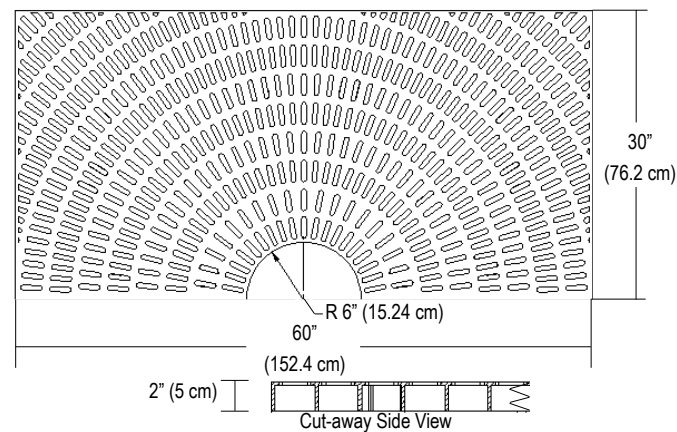
All Detailed Drawings are Half Grates



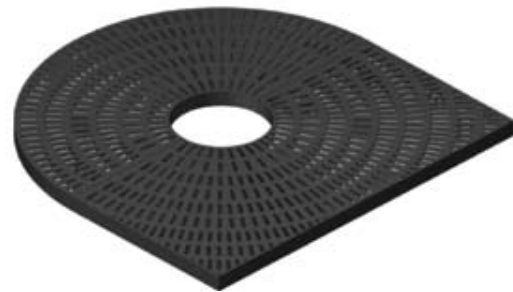
TSB55 - 5-Foot Square



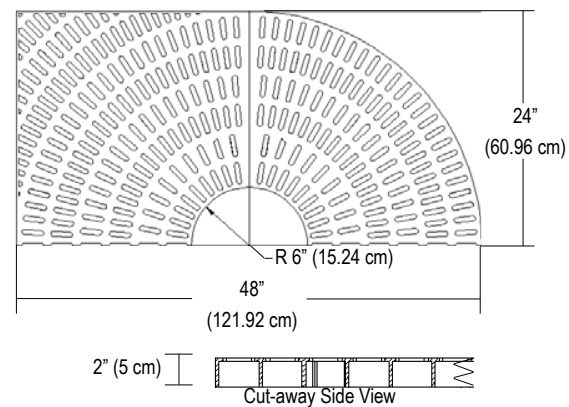
Weight - 58 lbs. (26.5 Kg)



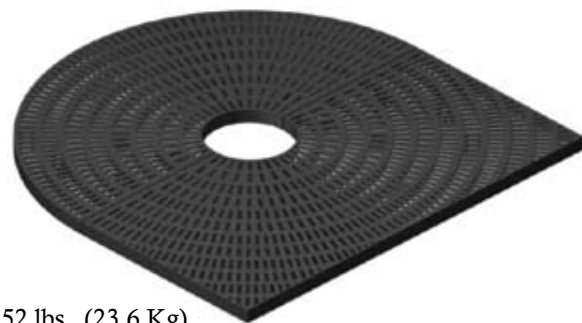
TSB44C - 4-Foot Square/Round Combo



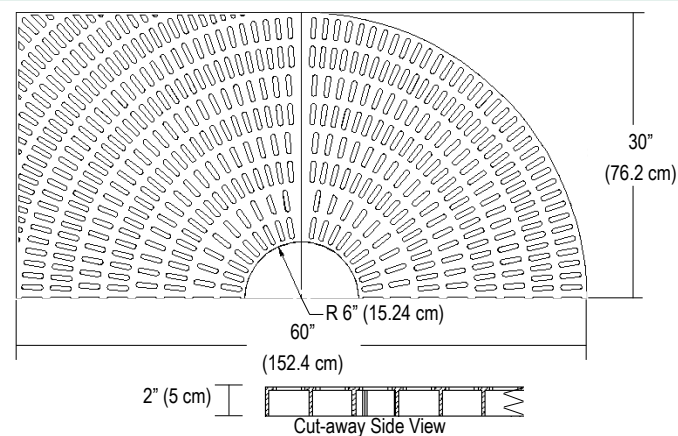
Weight - 33 lbs. (14.9 Kg)



TSB55C - 5-Foot Square/Round Combo



Weight - 52 lbs. (23.6 Kg)



# Poly-Grate II™

- 100% Post-Consumer Plastic
- Never Needs Painting
- ADA Compliant



- Never Rusts
- Easily Expanded
- Lightweight
- Durable
- Inexpensive
- Earth Friendly

• Reduce Budget Expenditures • Reduce Installation Expenses • Reduce Annual Maintenance



Mona Davis  
City of Snoqualmie  
38624 SE River Street  
PO Box 987  
Snoqualmie, WA 98065

Re: The Si View at Snoqualmie  
KC Parcel ID: **7849200635, 7849200640, 7849200645, 7849200650**  
Lots 7, 8, 9, and 10 of Block 12 of Snoqualmie Falls Addition

Subject: Request for Departure – Ground-floor Non-Residential Ceiling Height Design Review Application.

Dear Mona Davis, Design Review Board and Planning Staff,

This letter requests approval of a departure from the ground-floor non-residential ceiling height standard pursuant to SMC 17.32.060 (Departures) as well as the project’s Design Review application.

**I. APPLICABLE CODE PROVISIONS**

**A. Ground-Floor Height Standard (Base Requirement)**

The applicable ground-floor height requirement is contained in SMC 17.32.060.C.1.c (Form-Based Mixed-Use Storefront Block Frontage Standards), which establishes a 13-foot minimum ground-floor height for non-residential space along designated storefront streets.

**B. Departure Authority**

This request is made pursuant to SMC 17.32.060.C.1.d (Departures), which authorizes the Design Review Board to approve departures from FBMU standards where the proposal meets the intent of the applicable standard and satisfies the Special Departure Criteria set forth in SMC 17.32.060.C.1.d)(i)–(iv).

The applicant requests a departure to allow an 11-foot ground-floor ceiling height for live/work units and demonstrates compliance with these requirements below.

**II. INTENT OF THE GROUND FLOOR HEIGHT STANDARD**

We believe the ground-floor height standard in SMC 17.32.050 is intended to ensure that street-level non-residential spaces can support active uses, adapt over time to changing market needs, and contribute to a pedestrian-oriented streetscape. The standard also helps ensure that these spaces remain viable as the City grows by allowing a range of small-scale commercial, office, studio, and service uses that generate street activity and support neighborhood vitality and long-term economic stability within mixed-use areas.

The proposed live/work configuration and dimensional approach are consistent with this intent. The ground-floor spaces are designed to remain usable, code-compliant, and marketable over time, supporting small business and professional uses while maintaining active street engagement through individual entries and transparent street-facing facades.

The proposed 11-foot ground-floor ceiling height meets this intent for live/work use for the following reasons:

- The live/work units are a permitted non-residential use type designed to accommodate office, studio, and professional service activity rather than large-format retail.
- The proposed height supports the functional needs of these uses while maintaining flexibility for future occupants and compliance with building and life-safety codes.
- Street activation is provided through individual unit entrances, glazing, and pedestrian-oriented frontage design.
- Accordingly, the requested departure maintains the functional and urban design objectives of SMC 17.32.050.

**III. SPECIAL DEPARTURE CRITERIA**

**1. Retail Space Depth (SMC 17.32.060.C.1.d(i))**

The proposed ground-floor spaces are live/work units, not traditional retail bays. These units are intentionally configured with shallower depths and individual street access to support a variety of permitted live/work uses, including office, studio, consulting, and service-oriented activities.

An 11-foot ceiling height is optimal to support these uses and does not limit the viability or adaptability of the space. The proposal demonstrates that reduced dimensional standards remain appropriate for the intended non-residential uses.

**2. Façade Transparency (SMC 17.32.060.C.1.d (ii))**

The project meets the façade transparency requirements through a combination of street-facing glazing, individual unit entrances, and articulated façade design.

Even with the requested departure, the façade provides greater than 40 percent transparency within the required pedestrian zone between 30 inches and 10 feet above the sidewalk, which is the minimum transparency threshold that may be approved with a departure.

The design therefore provides equivalent or superior pedestrian interest consistent with the code's intent.

### 3. Weather Protection (SMC 17.32.060.C.1.d (iii))

Weather protection is provided through recessed entries and building articulation that shelters the pedestrian zone. These elements function independently of interior ceiling height and provide equivalent weather protection benefits.

### 4. Parking Location (SMC 17.32.060.C.1.d (iv))

Parking is located and screened to ensure that active live/work frontage is maintained along designated storefront streets. The requested departure does not reduce the amount or quality of street-oriented non-residential frontage and includes design measures that mitigate the visual impact of parking areas.

## IV. USE RESPONSIVE DESIGN RATIONALE (Avoiding a One-Size-Fits-All Standard)

The 13-foot ground-floor height standard is well suited to deep retail bays and high-turnover commercial uses; however, live/work office and studio spaces function differently and benefit from a more calibrated interior volume.

For professional office and studio uses, interior effectiveness is driven by acoustic performance, occupant comfort, and operational efficiency, rather than excess vertical volume. Increased room volume can amplify sound propagation and reverberation unless additional acoustic treatment is provided. In compact, shallow live/work units with individual street access, taller volumes can reduce speech privacy and increase distraction, particularly for client-facing or focused work environments. Right-sizing ceiling height improves acoustic performance without the need for disproportionate mitigation measures.

Similarly, increased conditioned volume in taller spaces can exacerbate thermal stratification and energy demand, requiring additional mechanical design to maintain comfort at occupant level. In small live/work units, this added volume provides limited functional benefit while increasing long-term operating costs for occupants.

In addition, the proposed 11-foot ground-floor ceiling height enables a building strategy that allows for rooftop decks, providing residents with 360-degree views of the Snoqualmie Valley, surrounding foothills and downtown Snoqualmie. By moderating ground-floor height, the project reallocates vertical volume to outdoor living space at the roof level, enhancing livability while maintaining active and functional street-level non-residential space.

An 11-foot ground-floor ceiling height is therefore a deliberate, use-responsive design choice that supports the functional needs of live/work office and studio uses while maintaining code-compliant life-safety, flexibility for future tenants, and a high-quality pedestrian experience. This approach preserves the intent of the FBMU standards—active street frontage and adaptable non-residential space—without imposing dimensional requirements calibrated to retail uses that are not proposed for this project.

## V. REGIONAL CONTEXT (Supporting Evidence)

While the decision on this departure is governed by SMC 17.32, regional practice supports a use-responsive approach to ground-floor height:

- The City of SeaTac permits street-level mixed-use commercial and service space with a 10-foot minimum clear interior ceiling height.
- The City of Issaquah permits live/work and mixed-use development across multiple urban and mixed-use zones and, outside of retail-focused overlays, does not prescribe a numeric minimum ground-floor ceiling height.
- The City of North Bend regulates downtown mixed-use development through a form-based code that emphasizes frontage activation and building form, rather than fixed interior dimensional standards.

These examples demonstrate that an 11-foot ceiling height is consistent with accepted regional practice for live/work and mixed-use development.

## VI. CONCLUSION

Based on the findings above, the proposed departure meets the intent of SMC 17.32.050, satisfies all Special Departure Criteria in SMC 17.32.060.C.1.d, and results in an equal or superior design outcome consistent with the FBMU standards and Design Review objectives.

Approval of the requested departure is therefore warranted.

Respectfully submitted,

Clifford Low  
[cliffmlow@gmail.com](mailto:cliffmlow@gmail.com)  
(206)293-2233



Mona Davis  
City of Snoqualmie  
38624 SE River Street  
PO Box 987  
Snoqualmie, WA 98065

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KC Parcel ID: **7849200635, 7849200640, 7849200645, 7849200650**  
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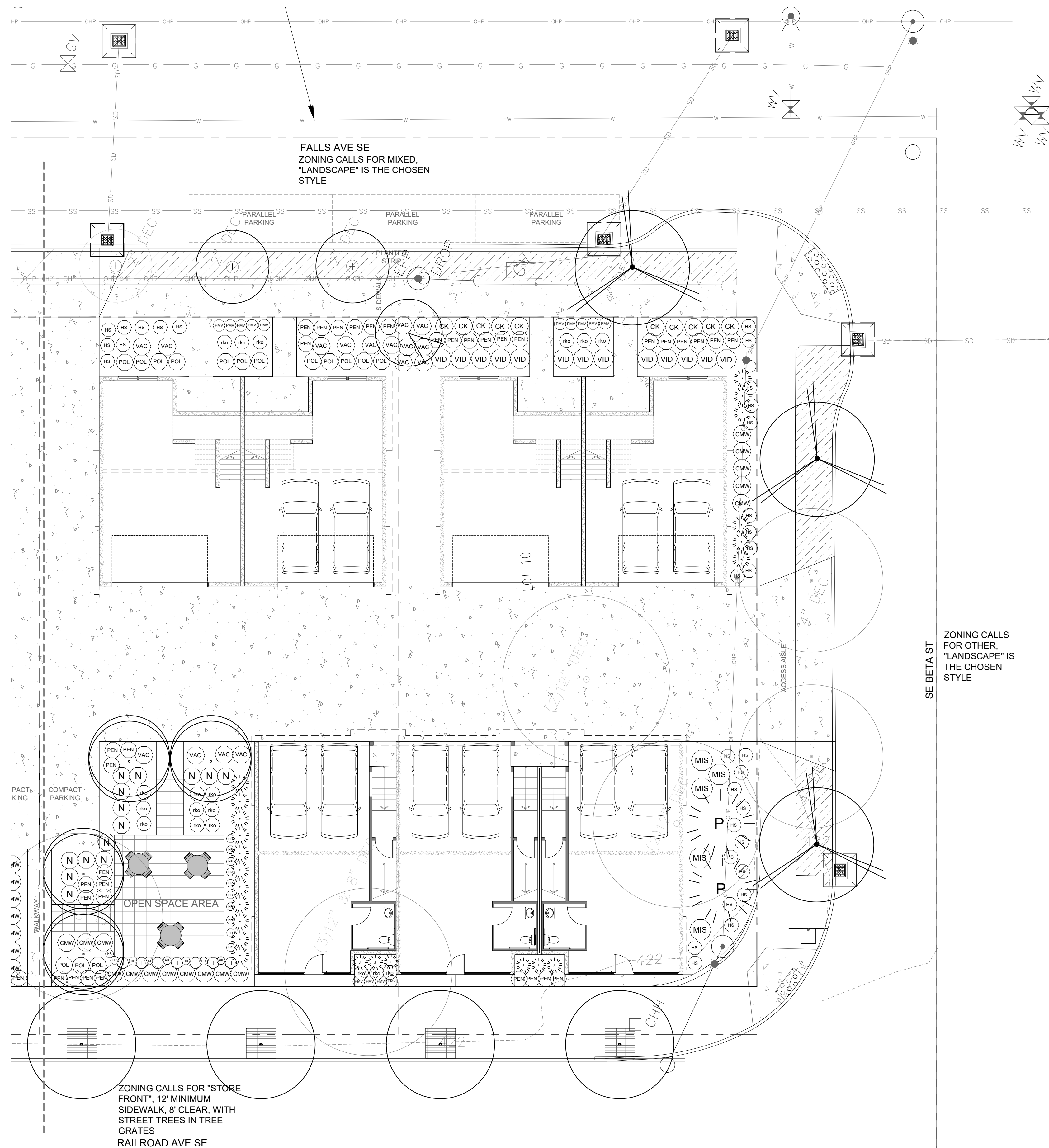
Approval of the requested departure is therefore warranted.

Respectfully submitted,

Clifford Low  
[cliffmlow@gmail.com](mailto:cliffmlow@gmail.com)  
(206)293-2233



Proposed Landscaping Plan



FALLS AVE SE  
ZONING CALLS FOR MIXED,  
"LANDSCAPE" IS THE CHOSEN  
STYLE

SE BETA ST  
ZONING CALLS  
FOR OTHER,  
"LANDSCAPE" IS  
THE CHOSEN  
STYLE

ZONING CALLS FOR "STORE  
FRONT", 12' MINIMUM  
SIDEWALK, 8' CLEAR, WITH  
STREET TREES IN TREE  
GRATES  
RAILROAD AVE SE

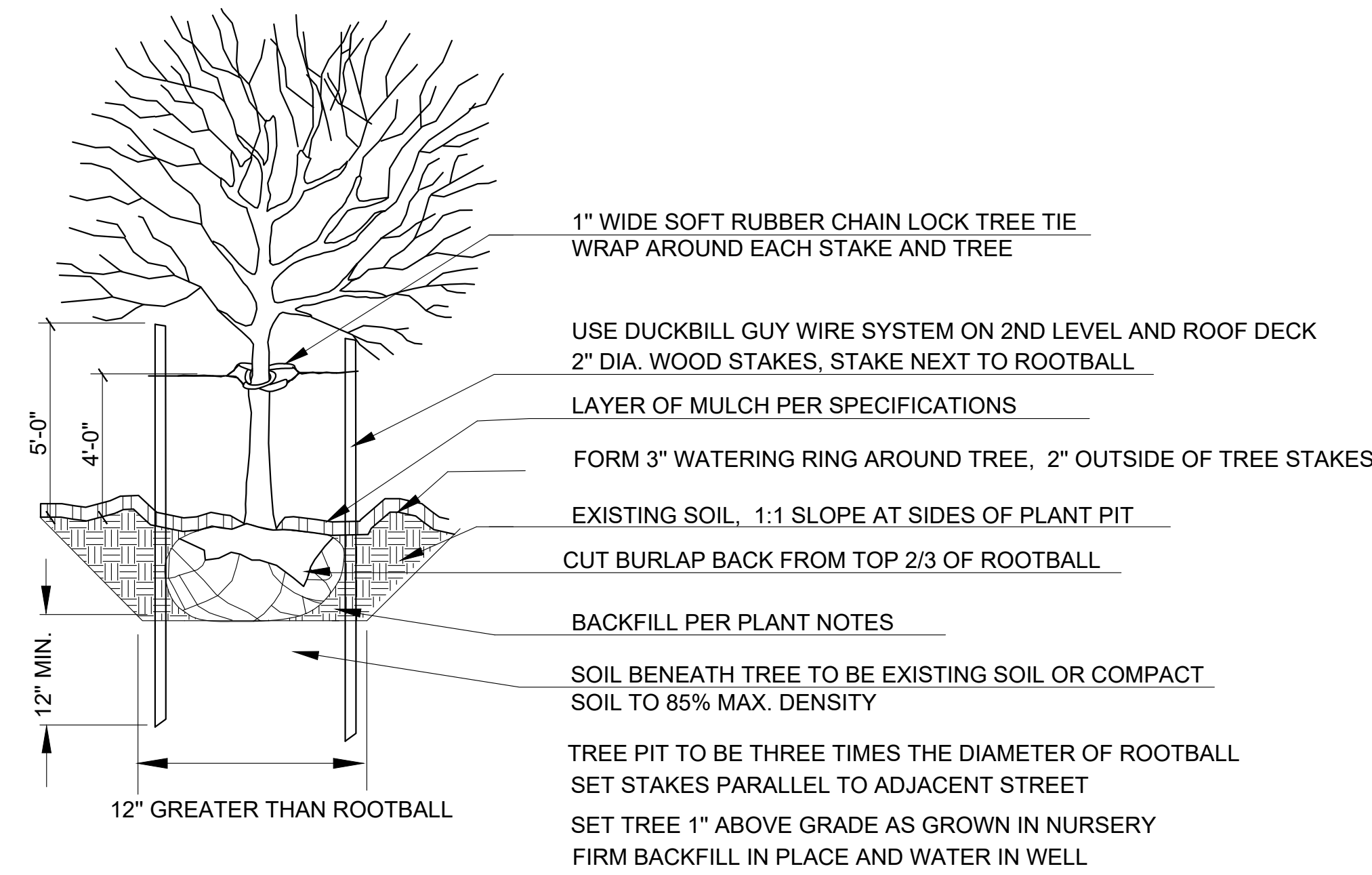
PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
8	GINKGO 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	1.75" CAL	
17	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4-5'	
3	NYSSA 'HAYMANRED'	RED RAGE TUPELO TREE	1.75" CAL	
7	EXISTING TREES TO BE PROTECTED AND SAVED (ONE TREE WILL BE REMOVED DUE TO SHIFT IN DRIVEWAY)			
2	PARROTIA PERSICA 'JLCOLUMNAR' STREET TREE FORM	PERSIAN SPIRE IRONWOOD TREE	2" CAL	
2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	6-7'	
4	STYRAX JAPONICUS 'SNOWCONE'	SNOW CONE JAPANESE SNOWBELL TREE	1.75" CAL	
18	CORNUS KEYSYII	DWARF REDTWIG DOGWOOD	2 GAL	
23	CORNUS MIDWINTER FIRE	MIDWINTER FIRE REDTWIG DOGWOOD	2 GAL	
43	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL	
18	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
7	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
5	MISCANTHUS YAKU JIMA	SEMI DWARF MAIDEN GRASS	2 GAL	
14	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME COMPACT HEAVENLY BAMBOO	2 GAL	
58	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
32	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
28	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL	
30	ROSA 'RAINBOW KNOCK OUT'	RAINBOW KNOCK OUT ROSE	2 GAL	
24	THUJA EMERALD GREEN	EMERALD GREEN PYRAMIDALIS	4-5'	
25	VIBURNUM DAVIDII	VIBURNUM DAVIDII	2 GAL	
29	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
200	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	30" O.C.

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH  
 PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES  
 SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS  
 COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS  
 COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.  
 \*POLY-GRATE 2": 60" X 60" 100% RECYCLED PLASTIC TREE GRATE WITH FRAME, AVAILABLE GRAINGER  
 BELGARD TEXADA 24" SQUARE CONCRETE PAVERS

REVISIONS	BY
This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.	
© GHA Landscape Architects 2026	
GHA Landscape Architects 1417 NE 80th St. SEATTLE, WA 98115 TELE 206.522.2334 FAX 206.526.5667	
<b>PROJECT AT</b> <b>8437 FALLS AVE SE, SNOQUALMIE, WA</b> <b>LANDSCAPE PLAN</b>	
<b>BUILDING PERMIT SUBMITTAL</b>	
DATE:	3-18-2026
SCALE:	ON PLAN
DRAWN BY:	NB
JOB:	
SHEET:	
<h1>L1.1</h1>	
2 of 3 SHEETS	

ID - C:\Users\baucha\Dropbox\Exchange\8437 Falls Ave SE Snoqualmie\CL 8437 Falls Ave Prelim Site Plan\_123025.dwg - Wed, 18 Mar 2026 - 13:09



1 TREE PLANTING DETAIL

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiarize themselves with the project including all underground utilities. Coordinate all work around trees with project Arborist, including but not limited to, tree protection fencing, grading, soil prep, planting and irrigation. Do not disturb roots of trees to remain.

Subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch. Subgrade for lawn areas to be 4" below finished grade to allow for topsoil. Till/loosen/excavate existing soil to depth of 10". Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub and lawn areas. Till into 8" of soil. Compact soil to 80% to prevent settling. Coordinate soil level in lawn areas with thickness of sod.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

If project includes creating planting areas where pavement or a driveway is located, over excavate so that all underlying gravel base is removed. Add sandy loam soil in 8" lifts and compact to 85% if necessary to build up area to subgrade depth specified above. Then follow soil prep instructions above.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium Fir Bark.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

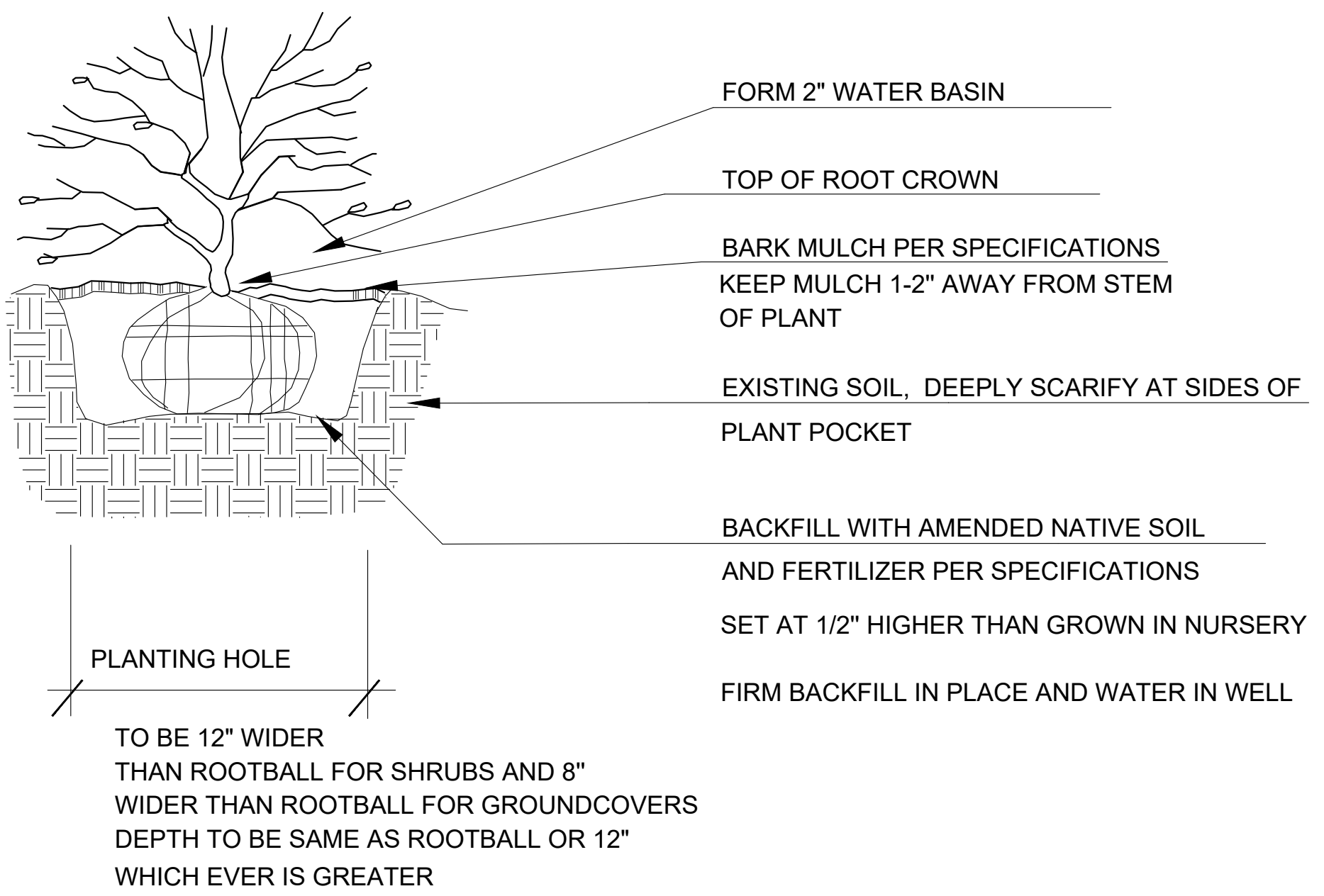
All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

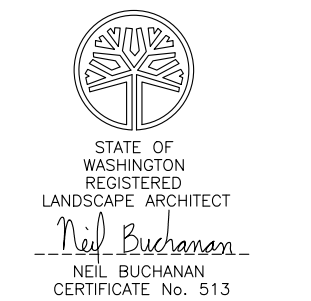
Provide irrigation design build system for all new planting areas, including the Right of Way (planting strip).



2 SHRUB PLANTING DETAIL

BUILDING PERMIT SUBMITTAL

PROJECT AT  
8437 FALLS AVE SE, SNOQUALMIE, WA  
PLANTING NOTES AND DETAILS

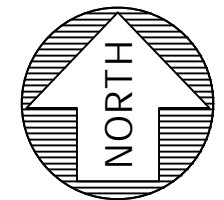


DATE: 3-18-2026  
SCALE: ON PLAN  
DRAWN BY: NB  
JOB:  
SHEET:

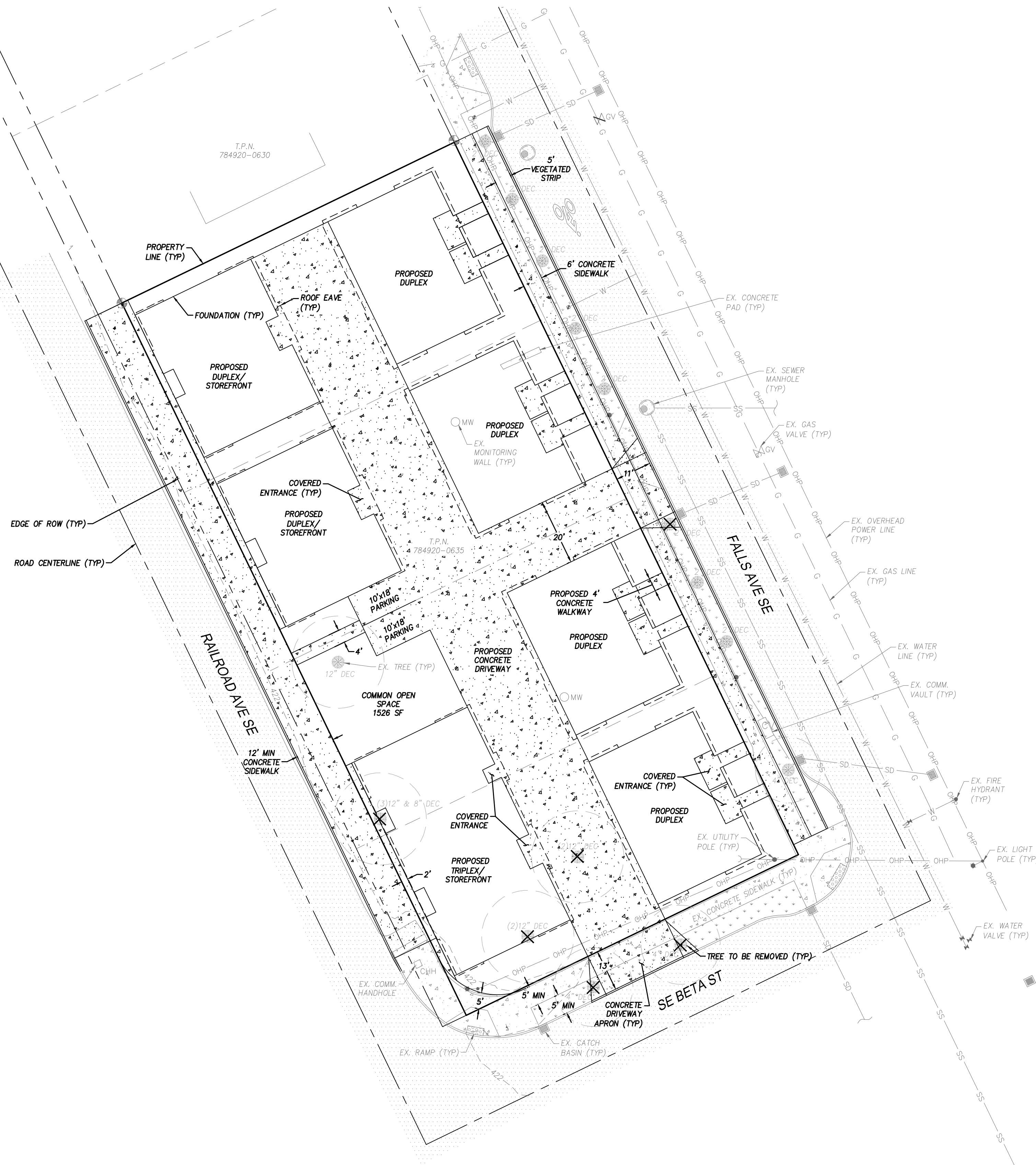
L1.2

# THE SI VIEW AT SNOQUALMIE

SW 1/4 OF NW 1/4 OF SECTION 32, T. 24 N., R. 08 E., W.M.  
CITY OF SNOQUALMIE, STATE OF WASHINGTON



0 5 10 20  
SCALE 1" = 20'



### SURVEY LEGEND:

- P — PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EDGE OF ROW
- - - ROW CENTERLINE
- ASPHALT
- CONCRETE
- RAMP
- SIGN
- TREE
- TREE DRIPLINE
- MW — MONITORING WELL
- SD — STORM MAIN
- SS — SEWER MAIN
- W — WATER MAIN
- CB TYPE 1
- CV — COMMUNICATION VAULT
- CHH — COMMUNICATIONS HANDHOLE
- GV — GAS VALVE
- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- OHP — OVERHEAD POWER LINE
- G — GAS LINE
- T — TELECOMMUNICATION LINE
- P — POWER POLE
- L — LIGHT POLE
- A — GUY ANCHOR STUB

### PROJECT TEAM:

**OWNER:** CLIFFORD LOW  
ZAMA PARTNERS, LLC  
815 4TH AVE NW  
ISSAQUAH, WA 98027  
(206) 293-2233

**ENGINEER/PLANNER:** ENGINEER, PE / AMY DONLAN  
ENCOMPASS ENGINEERING & SURVEYING  
165 N.E. JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

**SURVEYOR:** MARK A. BORYS, PLS  
BBA LAND SURVEYING, LLC  
12014 SE 157TH PL  
RENTON, WA 98058  
(206) 406-1257

### SITE DATA:

**SITE ADDRESS:** 8473 FALLS AVE SE  
SNOQUALMIE, WA 98065

**TAX PARCEL:** 784920-0635

**SITE AREA:** 26,880 SF (0.62± ACRES) AS SURVEYED

**ZONING:** FBMU

**MAX. HEIGHTS:** 35' OR 38' FROM BFE

### UTILITY INFORMATION:

**SEWER:** CITY OF SNOQUALMIE  
(425) 888-4153

**WATER:** CITY OF SNOQUALMIE  
(425) 831-4919

**ELECTRIC/GAS:** PUGET SOUND ENERGY  
(888) 225-5773

### TAX PARCEL:

784920-0640

### HORIZONTAL DATUM:

NAD 83/2011

### BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM, NAD83(2011), NORTH ZONE, DERIVED FROM WASHINGTON STATE REFERENCE NETWORK - ACCEPTED THE BEARING OF N89°08'12"W FOR THE CENTERLINE OF SE ALPHA ST, BASED ON FOUND MONUMENTS IN CASE.

### VERTICAL DATUM:

NAVD 88

### BENCHMARK:

### INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

### LEGAL DESCRIPTION:

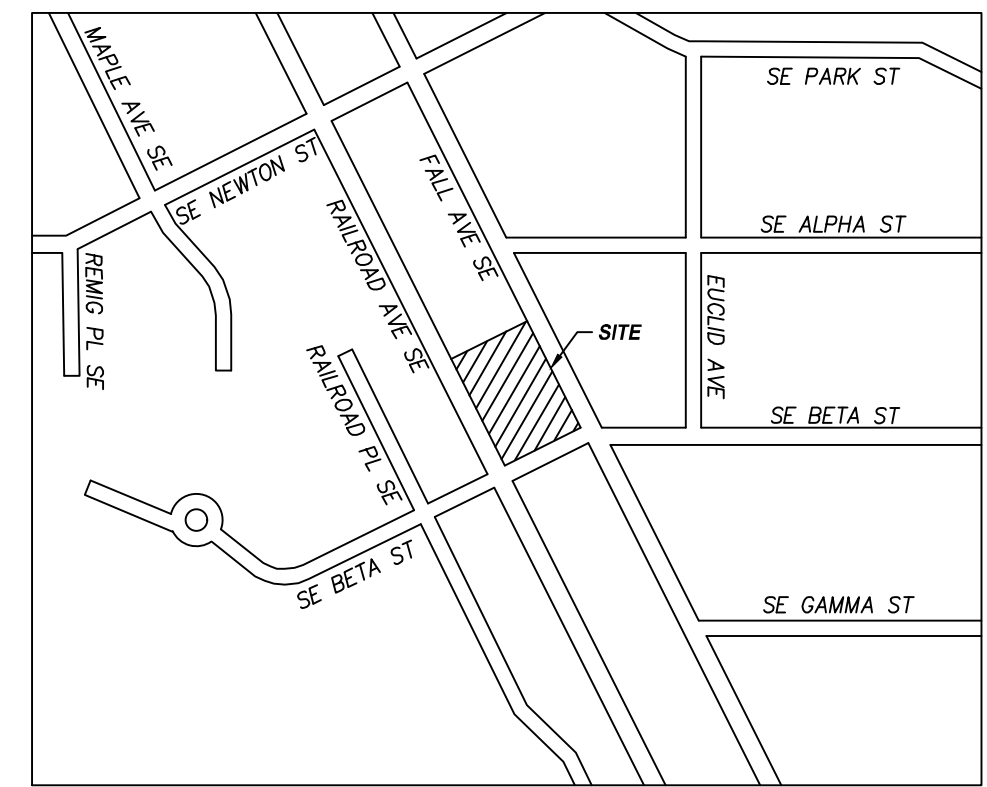
LOTS 7,8,9 AND 10, BLOCK 12, SNOQUALMIE FALLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTHWESTERLY 8 FEET THEREOF CONVEYED TO THE TOWN OF SNOQUALMIE BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 2559941;

SITUATE IN THE CITY OF SNOQUALMIE, COUNTY OF KING, STATE OF WASHINGTON.

### BSBL DISTANCES:

- △ FRONT YARD: 0'-18'
- △ REAR YARD: 0'-15'
- △ SIDE YARD: 0'-15'



VICINITY MAP  
NTS

### EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

### CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

### DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

### CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

REVISIONS	DESCRIPTION	BY	DATE

03/24/2026

FEASIBILITY STUDY  
8437 FALLS AVE SE  
SITE PLAN

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	25524
DATE	03/24/2026
SCALE	1"=20'
DESIGNED	AD
DRAWN	LK/JUS
CHECKED	AD
APPROVED	AD

SHEET 1 of 1



Know what's below.  
Call before you dig.